AMBAG Board of Directors Agenda

Association of Monterey Bay Area Governments
P.O. Box 2453, Seaside, California 93955-2453
Phone: (831) 883-3750
Fax: (831) 883-3755
Email: info@ambag.org

Voting members must attend the physical meeting to count toward quorum.

DATE: March 8, 2023
Time: 6:00 PM
LOCATION: Monterey Bay Air Resources District , Board Room, 3rd Floor
24580 Silver Cloud Court
Monterey, CA 93940

Members of the public and non-voting members may use the following link to join the AMBAG Board of Directors meeting online:
https://us06web.zoom.us/j/84451404769?pwd=a0Q5cnU2dEFRY0ZadGd2Y1BZSnZFZz09
Or Telephone: US: +1 669 900 6833
Webinar ID: 844 5140 4769
Passcode: 272252

On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

Persons who wish to address the AMBAG Board of Directors on an item to be considered at this meeting are encouraged to submit comments in writing at info@ambag.org by Tuesday, March 7, 2023. The subject line should read “Public Comment for the March 8, 2023 Board of Directors Meeting.” The agency clerk will read up to 3 minutes of any public comment submitted.

If you have any questions, please contact Ana Flores, Clerk of the Board at aflores@ambag.org or at 831-883-3750 Ext. 300.

1. CALL TO ORDER

2. AB 2449 VOTE ON "EMERGENCY" CAUSE
Recommended Action: APPROVE
- Maura Twomey, Executive Director

Receive oral report.

3. ROLL CALL

4. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA
(A maximum of three minutes on any subject not on the agenda)

5. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA

6. COMMITTEE REPORTS

A. Executive/Finance Committee
Recommended Action: INFORMATION
- Maura Twomey, Executive Director

Receive oral report.

B. Monterey Bay National Marine Sanctuary (MBNMS) Advisory Council (SAC) Meeting
Recommended Action: DIRECT
- Director Brown

Receive a report on the February 17, 2023 SAC meeting. The next meeting is scheduled on May 19, 2023.

7. EXECUTIVE DIRECTOR'S REPORT
Recommended Action: INFORMATION
- Maura Twomey, Executive Director

Receive a report from Maura Twomey, Executive Director.

8. CONSENT AGENDA
Recommended Action: APPROVE
Note: Actions listed for each item represents staff recommendation. The Board of Directors may, at its discretion, take any action on the items listed in the consent agenda.

A. Draft Minutes of the February 8, 2023 AMBAG Board of Directors Meeting
- Ana Flores, Clerk of the Board

Approve the draft minutes of the February 8, 2023 AMBAG Board of Directors meeting. (Page 5)

B. AMBAG Regional Clearinghouse Monthly Newsletter
- Miranda Taylor, Planner

Accept the clearinghouse monthly newsletter. (Page 11)

C. AMBAG Sustainability Program Update

- Amaury Berteaud, Sustainability Program Manager

Accept the AMBAG Sustainability Program update. (Page 17)

D. Draft Amendment No.3 FY 2022-23 Monterey Bay Region Overall Work Program (OWP) and Budget

- Bhupendra Patel, Director of Modeling

Approve the Draft Amendment No. 3 FY 2022-23 Monterey Bay Region OWP and Budget. (Page 19)

E. Financial Update Report

- Errol Osteraa, Director of Finance & Administration

Accept the financial update report which provides an update on AMBAG's current financial position and accompanying financial statements. (Page 21)

9. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION

10. ADMINISTRATION

A. Draft FY 2023-24 Monterey Bay Region Overall Work Program (OWP) and Budget
Recommended Action: INFORMATION

- Bhupendra Patel, Director of Modeling

The Draft FY 2023-24 Monterey Bay Region Overall Work Program (OWP) and Budget is provided for Board review and comments. (Page 27)

11. PLANNING

A. Regional Early Action Planning Grants 2.0 Program Update
Recommended Action: INFORMATION

- Heather Adamson, Director of Planning

AMBAG staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program development activities for AMBAG's Regional Competitive and Local Suballocation Grant Programs. (Page 29)

B. 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy: Draft Work Program and Schedule
Recommended Action: INFORMATION

- Heather Adamson, Director of Planning

AMBAG staff will provide an overview of the 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy draft work program and schedule. Board members are requested to discuss and provide input on the draft work program and schedule. (Page 67)

12. ADJOURNMENT

REFERENCE ITEMS:

A. 2023 Meeting Schedule (Page 75)
B. Acronym Guide (Page 77)

NEXT MEETING:

A quorum of voting members is required to be present in person to hold this meeting. There will be a Zoom link for hybrid participation by members of the public.

Date: **April 12, 2023**
Location: **MBARD Board Room, 24580 Silver Cloud Court, Monterey, CA 93940**
Executive/Finance Committee Meeting: 5:00 PM
Board of Directors Meeting: 6:00 PM

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. If you have a request for disability-related modification or accommodation, including auxiliary aids or services, contact Ana Flores, AMBAG, 831-883-3750, or email aflores@ambag.org at least 48 hours prior to the meeting date.

DRAFT MINUTES OF THE PROCEEDINGS
OF THE BOARD OF DIRECTORS OF THE
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

February 8, 2023

1. CALL TO ORDER

The Board of Directors of the Association of Monterey Bay Area Governments, President, Kristen Brown presiding, convened at 6:02 p.m. Wednesday, February 8, 2023 via Zoom Webinar.

2. ROLL CALL

AMBAG Board of Directors

PRESENT:

Agency	Representative	Agency	Representative
Capitola	Kristen Brown	County of Monterey	Mary Adams
Carmel	Karen Ferlito	County of Monterey	Glenn Church
Del Rey Oaks	John Uy	County of San Benito	Kollin Kosmicki
Gonzales	Scott Funk	County of San Benito	Dom Zanger
Hollister	Rick Perez	County of Santa Cruz	Manu Koenig
King City	Carlos Victoria	County of Santa Cruz	Felipe Hernandez
Marina	Brian McCarthy		
Monterey	Alan Haffa	Ex-Officio Members:	
Pacific Grove	Luke Coletti	3CE	Catherine Stedman
Salinas	Steve McShane	Caltrans, District 5	Orchid Monroy-Ochoa
Sand City	Mary Ann Carbone	MBARD	Richard Stedman
San Juan Bautista	John Freeman	MST	Lisa Rheinheimer
Scotts Valley	Derek Timm	TAMC	Christina Watson
Seaside	Alex Miller		
Watsonville	Eduardo Montesino		
ABSENT:			
Greenfield	Robert White	Ex-Officio Members:	
Santa Cruz	Sandy Brown	MPAD	LisAnne Sawhney
Soledad	Anna Velazquez	SBtCOG	Veronica Lezama
		SCCRTC	Guy Preston
		SC Metro	Michael Tree

Others Present: Autumn Rossi, CLA; Matt Welker and Madilyn Jacobsen, Caltrans District 5; Dawn Hays, MBNMS; Amaury Berteaud, Sustainability Program Manager; Heather Adamson, Director of Planning; Paul Hierling, Senior Planner; Bhupendra Patel, Director of Modeling; Miranda Taylor, Planner; Diane Eidam, Retired Annuitant; Will Condon, Associate Planner; Maura Twomey, Executive Director; and Ana Flores, Clerk of the Board.

3. ORAL COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

John McPherson commented on the AMBAG Sustainability Program Update. Mr. McPherson commented that the statement that the Monterey Bay Natural and Working Lands Climate Mitigation

and Resiliency Study project would "empower the Monterey Bay region to consider the health of natural and working lands as part of a long-range planning as well as provide an opportunity for cities and counties to further integrate natural and working land GHG mitigation strategies as part of their climate action planning process."

4. ORAL COMMUNICATIONS FROM THE BOARD ON ITEMS NOT ON THE AGENDA

There were no oral communications from the Board.

5. PRESENTATION

A. Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2021-22

Autumn Rossi, Clifton Larson Allen LLC gave an overview of the draft CAFR for FY 2021-2022. Ms. Rossi stated that AMBAG received a unmodified opinion on the financial statements and a clean single audit with no findings. Ms. Rossi also reported that no management letter was issued. Brief discussion followed.

B. U.S. 101 Business Plan

Matt Welker and Madilyn Jacobsen, Caltrans District 5 gave a presentation on the U.S. 101 Business Plan. The Business Plan provides the roadmap to achieving the corridor's goals. It identifies priority investments and examines how well improvements will serve the corridor.

6. 2023 BOARD AND COMMITTEE APPOINTMENTS

The 2023 Board and Committee appointments were approved.

Motion made by Director Carbone, seconded by Director Miller to approve the 2023 Board and Committee Appointments with the addition of Steve McShane to the Executive/Finance Committee. Motion passed unanimously.

7. COMMITTEE REPORTS

A. Executive/Finance Committee

President Brown reported that the Executive/Finance Committee approved the consent agenda that included 1) Resolution 2022-10 in accordance with AB 361 regarding the Ralph M. Brown Act and finding of imminent risk to health and safety of in-person meetings as a result of the continuing COVID-19 pandemic state of emergency declared by Governor Newsom; 2) list of warrants as of November 30, 2022; and 3) accounts receivable as of November 30, 2022. The Executive/Finance Committee also received a report on the financials from Maura Twomey, Executive Director.

B. Monterey Bay National Marine Sanctuary (MBNMS) Advisory Council (SAC) Meeting

Maura Twomey, Executive Director reported that the next meeting is scheduled on February 17, 2023 and held via Zoom.

8. EXECUTIVE DIRECTOR'S REPORT

A. 2023 Goals for the Executive Director

Maura Twomey, Executive Director reviewed her 2023 goals.

Motion made by Director McShane, seconded by Director Carbone, to approve the 2023 goals for the Executive Director. Motion passed unanimously.

9. CONSENT AGENDA

A. Resolution in Accordance with AB 361 regarding the Ralph M. Brown Act and Finding of Imminent Risk to Health and Safety of In-Person Meetings as a Result of the Continuing COVID-19 Pandemic State of Emergency Declared by Governor Newsom

Resolution 2023-1 was adopted.

B. Draft Minutes of the November 9, 2022 AMBAG Board of Directors Meeting

The draft minutes of the November 9, 2022 AMBAG Board of Directors meeting were approved.

C. AMBAG Regional Clearinghouse Monthly Newsletter

The AMBAG Clearinghouse monthly newsletter was accepted.

D. AMBAG Sustainability Program Update

The Sustainability Program update was accepted.

E. Authorized Check Signers for AMBAG Bank Accounts

The individuals with check signing authority were approved for the Association of Monterey Bay Area Government bank accounts.

F. Line of Credit Renewal and Extension

Resolution 2023-2 was adopted renewing AMBAG's line of credit in the amount of $100,00 and extending the maturity date of the loan one year and authorize AMBAG staff and the Board President to execute the line of credit documents to release funds for borrowing.

G. Financial Update Report

The financial update report was accepted.

H. California Central Coast Sustainable Freight Study – Consultant Agreement

The Board authorized the Executive Director to negotiate and execute an agreement with Cambridge Systematics, Inc. for consultation services for the preparation of the California Central Coast Sustainable Freight Study in an amount not to exceed $273,000.

I. Amendment No. 5 to the Employment Agreement between AMBAG and Maura F. Twomey

The Amendment No. 5 to the Employment Agreement between AMBAG and Maura F. Twomey was approved.

Motion made by Director Adams seconded by Director Carbone to approve the consent agenda. The motion passed unanimously.

10. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION AND POSSIBLE ACTION

None.

11. PLANNING

A. Regional Early Action Planning Grants 2.0 Program Update

Heather Adamson, Director of Planning gave a presentation on the Regional Early Action Planning Grants 2.0 Program. Ms. Adamson stated that the REAP 2.0 program provides funds to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including RHNA allocations and is intended to advance the SCS. The REAP 2.0 objectives are 1) accelerate infill development that facilitates housing supply, choice, and affordability; 2) affirmatively furthering fair housing; and 3) VMT reduction (especially transit/multimodal project elements). REAP 2.0 is 1) funded with $600 million from the State General Fund; 2) administered by HCD in collaboration with OPR, SGC, and CARB; 3) AMBAG's allocation of the MPO funding is $10,133,742; 4) emphasis: Transformative, implementation, and competitive; 5) obligation by June 2024 and spent by June 2026; and 6) two part MPO application: a) advance application for 10% and b) final application for 90%. The REAP 2.0 eligible should fit the following categories 1) Accelerating Infill Development and AFFH: accelerating infill development that facilitates housing supply, choice, affordability and AFFH through planning programs, services, or funding; 2) Affirmatively Furthering Fair Housing: counteracting patterns of segregation, locating lower income housing in high opportunity areas, addressing various disparities in housing opportunity; and 3) VMT reduction a) realizing multimodal communities through programs plans, and actions; b) shifting travel behavior by reducing driving through programs and projects; and c) increasing transit ridership through funding, implementation, and planning. The REAP 2.0 Program Framework includes 1) the Regional Competitive Grant Program; 2) the local suballocation Grant Program; and the Regional SCS Implementation. The Regional Competitive Grant Program the applicant awards must support all REAP 2.0 objectives and suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals and objectives. The Local Suballocation Grant Program the applicant awards must support all REAP 2.0 objectives. It sets aside $125,000 per jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implantation and planning uses. The draft criteria for grant programs include the Regional Competitive Grant Program and the Local Suballocation Grant Program. Staff will develop the guidelines for both AMBAG grant programs. The draft guidelines include criteria, program requirements, and deadlines. The draft guidelines are scheduled to be released for public review in March/April 2023 and finalized for adoption by the AMBAG Board in May/June 2023. The next steps include 1) HCD finalizes review of AMBAG's final application in March 2023; 2) staff develops draft guidelines for both grant programs and release for public review from February to April 2023; and 3)

AMBAG approves final guidelines and directs staff to issue a Notice of Funding Availability in May or June 2023. Next steps include 1) suballocation and competitive grant program development and application period in Spring 2023 and Summer 2023; 2) applications are due to AMBAG in the Summer 2023 and early Fall 2023; 3) AMBAG awards grants in late 2023 and early 2024; 5) the deadline for REAP 2.0 recipients to encumber funds on June 30, 2024; and 6) deadline for REAP 2.0 funds to be expended on June 30, 2026. Brief discussion followed.

11. ADJOURNMENT

The Board of Directors meeting adjourned at 7:14 PM.

_____
John Freeman, President

_____
Maura F. Twomey, Executive Director

DRAFT AMBAG BOARD OF DIRECTORS MEETING ATTENDANCE & VOTING RECORD
BOARD MEETING DATE: February 8, 2023

Attendance (X= Present; AB= Absent)
Voting (Y= Yes; N=No; A=Abstain)

MEMBER	AMBAG REP	Attendance	Item #6	Item # 8	Item # 9
Capitola	Kristen Brown	X	Y	Y	Y
Carmel-by-the-Sea	Karen Ferlito	X	Y	Y	Y
Del Rey Oaks	John Uy	X	Y	Y	Y
Gonzales	Scott Funk	X	Y	Y	Y
Greenfield	Robert White	AB	N/A	N/A	N/A
Hollister	Rick Perez	X	Y	Y	Y
King City	Carlos Victoria	X	Y	Y	Y
Marina	Brian McCarthy	X	Y	Y	Y
Monterey	Alan Haffa	X	Y	Y	Y
Pacific Grove	Luke Coletti	X	Y	Y	Y
Salinas	Steve McShane	X	Y	Y	Y
San Juan Bautista	John Freeman	X	Y	Y	Y
Sand City	Mary Ann Carbone	X	Y	Y	Y
Santa Cruz	Sandy Brown	AB	N/A	N/A	N/A
Scotts Valley	Derek Timm	X	Y	Y	Y
Seaside	Alex Miller	X	Y	Y	Y
Soledad	Anna Velazquez	AB	N/A	N/A	N/A
Watsonville	Eduardo Montesino	X	Y	Y	Y
County-Monterey	Mary Adams	X	Y	Y	Y
County-Monterey	Glenn Church	X	Y	Y	Y
County-Santa Cruz	Manu Koenig	X	Y	Y	Y
County-Santa Cruz	Felipe Hernandez	X	Y	Y	Y
County-San Benito	Kollin Kosmicki	X	Y	Y	Y
County-San Benito	Dom Zanger	X	Y	Y	Y

(* = Board Member(s) arrived late or left early, therefore, did not vote on the item. Please refer the minutes)

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Miranda Taylor, Planner**
SUBJECT:	**AMBAG Regional Clearinghouse Monthly Newsletter**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

It is recommended that the Board of Directors accept the February 2023 Clearinghouse monthly newsletter.

BACKGROUND/DISCUSSION:

Since March 12, 1984, under adopted State Clearinghouse Procedures, the Association of Monterey Bay Area Governments (AMBAG) was designated the regional agency responsible for clearinghouse operations in Monterey, San Benito and Santa Cruz Counties. These procedures implement Presidential Executive Order 12372 as interpreted by the "State of California Procedures for Intergovernmental Review of Federal Financial Assistance and Direct Development Activities." They also implement the California Environmental Quality Act of 1970 as interpreted by CEQA Guidelines.

The purpose of the Clearinghouse is to provide all interested parties within the Counties of Monterey, San Benito and Santa Cruz notification of projects for federal financial assistance, direct federal development activities, local plans and development projects and state plans that are proposed within the region. These areawide procedures are intended to be coordinated with procedures adopted by the State of California.

FINANCIAL IMPACT:

There is no direct financial impact. Staff time for monitoring clearinghouse activities is incorporated into the current AMBAG Overall Work Program and budget.

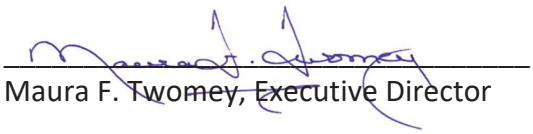
COORDINATION:

Notices for the Clearinghouse are sent by lead agencies to AMBAG. Interested parties are sent email notifications twice a month with the newsletter attached.

ATTACHMENT:

1. Monthly Newsletter - Clearinghouse items February 1 – February 28, 2023.

APPROVED BY:



Maura F. Twomey, Executive Director

AMBAG REGIONAL CLEARINGHOUSE

The AMBAG Board of Directors will review these items on 3/8/2023

Association of Monterey Bay Area Governments PO Box 2453 Seaside CA 93955 | 831.883.3750

ENVIRONMENTAL DOCUMENTS

20230201 **Toro Park Water System Improvement Project**

County of Monterey
Thomas Montoya
(831) 796-6433

Notice of Intent (NOI) Mitigated Negative Declaration (MND)

Water system improvements at Toro Regional Park, located near the City of Salinas, California . The improvements include: 1) rehabilitation of an existing well; 2) installation of approximately 1 mile of new irrigation pipeline; and 3) upgrade of an existing booster station

Project Location:

Monterey County

Parcel: 161011009000

Public hearing information:

TBD

Public review period ends **Wednesday, March 1, 2023**

20230202 **John Street and Abbott Street Mixed Use Development Project**

City of Salinas
Robert Latino
(831) 758-7206

Notice of Intent (NOI) Mitigated Negative Declaration (MND)

The John Street & Abbott Street Mixed Use Development Project would facilitate mixed use development on a 22.74-acre site located southeast of the John Street and Abbott Street intersection. The project would involve construction of a 70,000 square-foot hotel with 111 guest rooms, 242 residential units for 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project would be constructed in seven phases occur over 9 to 10 years. The 14 parcels that make up the project site would be reconfigured into 9 parcels. Construction of the hotel would occur in the first phase. Future development in remaining phases would include multi-story mixed-use buildings, retail and office buildings, and multi-family residential buildings. The project would also include upsizing of the adjacent sewer line beneath Abbott Street to provide increased capacity to the project site.
Environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been prepared for the project. Based on the environmental document, the project will not have a significant effect on the environment.

Project Location:

Monterey County

Parcel: NA

Public hearing information:

TBD

Public review period ends **Monday, March 13, 2023**

PUBLIC HEARINGS

20230204 **200 Manabe Ow Road Distribution Facility**

City of Watsonville
Matt Orbach
(831) 768-3075

Notice of Intent (NOI) Mitigated Negative Declaration (MND)

Initial Study and Mitigated Negative Declaration, amendment to the Manabe OW Specific Plan, and approval of a Special Use Permit with Design Review to allow construction of a new 158,847 square foot distribution facility on an 11.5 acre site located at 200 Manabe OW Road, filed by Ryan Grove, applicant, on behalf of Reyes Holdings, Property Owner. The address is zoned Industrial Park with a General Plan land use designation of Industrial, and is within the City limits of the City of Watsonville.

Project Location:

Santa Cruz County

Parcel: 01871133

Public hearing information:

275 Main St. Watsonville, CA

3/7/2023 6:00 PM

Public review period ends **N/A**

20230203 **Zoning Code Update "LCP-3-CAP-22-0060-2- Part A"**

City of Capitola
Kiana Ford
(831) 427-4863

Notice of Public Hearing

Public hearing to determine whether the Commission concurs with the Executive Director's determination that the request by the City of Capitola to amend its certified LCP Implementation-Plan to conduct a zoning code cleanup is de minimis and thus should be approved as submitted, and if the Commission objects to such determination, possible action to extend the deadline for final Commission action on the amendment.

Project Location:

Santa Cruz County

Parcel: NA

Public hearing information:

TBD

3/8/2023 9:00 AM

Public review period ends **N/A**

More detailed information on these projects is available by calling the contact person for each project or through AMBAG at (831) 883-3750. Comments will be considered by the AMBAG Board of Directors in its review. All comments will be forwarded to the applicants for response and inclusion in the project application. If substantial coordination or conflict issues arise, the Clearinghouse can arrange meetings between concerned agencies and applicants.

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Amaury Berteaud, Sustainability Program Manager**
SUBJECT:	**AMBAG Sustainability Program Update**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

It is recommended the Board of Directors accept this report.

BACKGROUND/ DISCUSSION:

AMBAG Sustainability Program Elements

Energy Efficiency Program Development

AMBAG is a founding member of the Rural and Hard to Reach (RHTR) working group, which was created in 2015 to promote the deployment of energy efficiency resources to California's rural communities. In the past two years AMBAG staff has been working with RHTR partners to create a Regional Energy Network (REN). RENs are entities which submit business plans to the California Public Utilities Commission (CPUC) to obtain ratepayer funds and implement energy efficiency programs.

In June 2021, RHTR partners executed a memorandum of understanding for the development of the RuralREN. RHTR partners submitted a motion for the creation of the RuralREN as well as the RuralREN 2023-2031 strategic business plan to the CPUC in March 2022. In June 2022, Commissioner Shiroma issued a ruling on the schedule and scope of the proceeding which determined that the RuralREN motion should be considered on the same timeline as the 2024-2031 business plans from existing energy efficiency portfolio administrators. A final decision on the RuralREN business plan is now anticipated in late summer 2023. If approved, programs would launch on January 1, 2024. AMBAG staff is continuing to work with RHTR partners to engage in the regulatory process. In the past month RHTR partners have initiated settlement discussions with one of the parties to the proceeding. This procedural mechanism to reach consensus could increase the likelihood of RuralREN approval.

Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study
On December 6, 2021, the California Department of Conservation awarded AMBAG a $250,000 Sustainable Agricultural Lands Conservation (SALC) program planning grant to fund the creation of a Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study.

The Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study project seeks to create an inventory of natural and working lands carbon stock in the AMBAG region and forecast its evolution based on different climate change and land use scenarios, as well as the implementation of different adaptation and mitigation strategies. This project will empower the Monterey Bay region to consider the health of natural and working lands as a part of long-range planning as well as provide an opportunity for cities and counties to further integrate natural and working land GHG mitigation strategies as part of their climate action planning process.

In the past month AMBAG staff worked with Ascent Environmental inc., to host the first workshop for the study and engaged with stakeholders through one-on-one meetings. Ascent Environmental inc. is currently gathering data and starting the carbon stock inventory process.

ALTERNATIVES:

There are no alternatives to discuss as this is an informational report.

FINANCIAL IMPACT:

The budget is fully funded under a SALC planning grant, and SB1 Planning Funds. All funding is programmed in the FY 2022-23 Overall Work Program and Budget.

COORDINATION:

AMBAG staff is coordinating with the RHTR partners, local jurisdictions, and local community stakeholders.

APPROVED BY:

Maura F. Twomey, Executive Director

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Bhupendra Patel, Ph.D., Director of Modeling**
SUBJECT:	**Draft Amendment No. 3 to the FY 2022-23 Monterey Bay Region Overall Work Program (OWP) and Budget**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

Approve Draft Amendment No. 3 to the FY 2022-23 OWP and Budget.

BACKGROUND/ DISCUSSION:

The Fixing America's Surface Transportation (FAST) Act calls for the development of the Overall Work Program (OWP) and Budget by the federally designated Metropolitan Planning Organization (MPO). The Association of Monterey Bay Area Governments (AMBAG), as the federally designated MPO for the tri-county (Monterey, San Benito and Santa Cruz Counties) Monterey Bay Region, annually develops and maintains the OWP and Budget.

The FY 2022-23 OWP and Budget was developed in consultation and coordination with the region's Regional Transportation Planning Agencies (RTPA), transit operators, Caltrans, Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA). It includes transportation and air quality related planning activities proposed for the Monterey Bay Region for the fiscal year July 1, 2022 to June 30, 2023.

The FY 2022-23 OWP and Budget was approved by the AMBAG Board of Directors at their May 11, 2022 meeting and the FY 2022-23 OWP was jointly approved by FHWA and FTA on June 17, 2022. Amendment No. 1 was approved by AMBAG Board of Directors at the September 14, 2022 meeting. An internal Administrative Modification No. 2 was made and approved by Caltrans on January 30, 2023.

The AMBAG OWP and Budget is subject to periodic adjustments resulting from changes in activities as well as revisions in revenues and expenditures during the fiscal year. The proposed Draft Amendment No. 3 to the FY 2022-23 OWP and Budget accounts for the following changes:

- Adjusting to final allocation of federal funding for FY 22-23.
- Programming of the REAP Work Elements (WEs) 346, 347 and 348.
- Adjusts appropriate budget/line items in WEs 113, 251, 333, 345, 608, 622, 641 and 680.

For your reference, the Draft Amendment No. 3 to FY 2022-23 OWP and Budget is separately enclosed with the agenda (Attachment 1)**.**

ALTERNATIVES:

None.

FINANCIAL IMPACT:

Staff time to carry out OWP and Budget activities is funded through FHWA PL, FTA 5303, other State and local funds as programmed in the approved FY 2022-23 OWP and Budget.

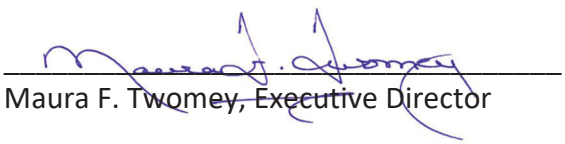
COORDINATION:

Preparation of Draft Amendment No. 3 to the FY 2022-23 OWP and Budget has been coordinated with transit operators, San Benito Council of Governments, Transportation Agency for Monterey County, Santa Cruz Regional Transportation Commission, California Department of Transportation (Caltrans), Federal Highway Administration (FHWA) and Federal Transit Administration (FTA).

ATTACHMENT:

1. Draft Amendment No. 3 to the FY 2022-23 AMBAG OWP and Budget (separately enclosed)

APPROVED BY:



Maura F. Twomey, Executive Director

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Errol Osteraa, Director of Finance and Administration**
SUBJECT:	**Financial Update Report**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

Staff recommends that the Board of Directors accept the Financial Update Report.

BACKGROUND/ DISCUSSION:

The enclosed financial reports are for the 2022-2023 Fiscal Year (FY) and are presented as a consent item. The attached reports contain the cumulative effect of operations through December 31, 2022, as well as a budget-to-actual comparison. Amounts in the Financial Update Report are unaudited.

FINANCIAL IMPACT:

The Balance Sheet for December 31, 2022, reflects a cash balance of $4,021,580.71. The accounts receivable balance is $1,107,589.80, while the current liabilities balance is $191,694.45. AMBAG has sufficient current assets on hand to pay all known current obligations.

AMBAG's Balance Sheet as of December 31, 2022, reflects a positive Net Position in the amount of $254,636.03. This is due to the Profit and Loss Statement reflecting an excess of revenue over expense of $261,504.22. Changes in Net Position are to be expected throughout the fiscal year (FY), particularly at the beginning due to collection of member dues which are received in July and the timing of various year-end adjustments required after our financial audit.

The following table highlights key Budget to Actual financial data:

Budget to Actual Financial Highlights
For Period July 1, 2022 through December 31, 2022

Expenditures	Budget Through December 2022	Actual Through December 2022	Difference
Salaries & Fringe Benefits	$ 1,584,572.00	$ 1,198,322.98	$ 386,249.02
Professional Services	$ 7,554,729.00	$ 774,571.35	$ 6,780,157.65
Lease/Rentals	$ 40,750.00	$ 40,079.45	$ 670.55
Communications	$ 13,900.00	$ 13,136.47	$ 763.53
Supplies	$ 66,700.00	$ 18,090.72	$ 48,609.28
Printing	$ 4,850.00	$ 55.26	$ 4,794.74
Travel	$ 34,350.00	$ 13,020.13	$ 21,329.87
Other Charges	$ 187,151.00	$ 196,148.65	$ (8,997.65)
Total	$ 9,487,002.00	$ 2,253,425.01	$ 7,233,576.99
Revenue			
Federal/State/Local Revenue	$ 9,542,410.00	$ 2,514,929.23	$ 7,027,480.77
Note: AMBAG is projecting a surplus, therefore budgeted revenues do not equal expenses.			

Revenues/Expenses (Budget to Actual Comparison):

The budget reflects a linear programming of funds while actual work is contingent on various factors. Therefore, during the fiscal year there will be fluctuations from budget-to-actual.

Professional Services are under budget primarily due to the timing of work on projects performed by contractors. Projects early in their implementation are Integrated Land Use Model and Development Monitoring Framework Tool, Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study, California Central Coast Sustainable Freight Study, and Complete Streets. This work is not performed in a linear fashion while the budget reflects linear programming. In addition, the Regional Early Action Planning Housing Program (REAP) provides $7,931,311 in funding of which a large portion will pass through to partner agencies. It is in its early stages.

Since AMBAG funding is primarily on a reimbursement basis, any deviation in expenditure also results in a corresponding deviation in revenue. Budget-to-actual revenue and expenditures are monitored regularly to analyze fiscal operations and propose amendments to the budget if needed.

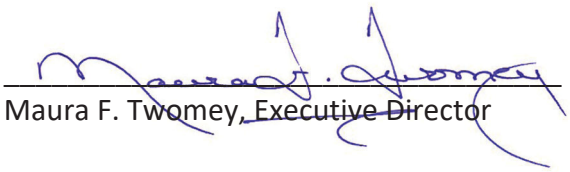
COORDINATION:

N/A

ATTACHMENTS:

1. Balance Sheet as of December 31, 2022
2. Profit and Loss: July 1, 2022 – December 31, 2022
3. Cash Activity for January 2023

APPROVED BY:



Maura F. Twomey, Executive Director

AMBAG
Balance Sheet - Attachment 1
As of December 31, 2022

	December 31, 2022		December 31, 2022
Assets		**Liabilities & Net Position**	
Current Assets		**Liabilities**	
Cash and Cash Equivalents		**Current Liabilities**	
Mechanics Bank - Special Reserve	351,524.82	**Accounts Payable**	39,461.49
Mechanics Bank - Checking	101,853.82	**Employee Benefits**	152,232.96
Mechanics Bank - REAP Checking	3,563,992.58	**Mechanics Bank - Line of Credit**	0.00
Petty Cash	500.00	**Total Current Liabilities**	191,694.45
LAIF Account	3,709.49		
Total Cash and Cash Equivalents	4,021,580.71		
Accounts Receivable		**Long-Term Liabilitie**	
Accounts Receivable	1,107,589.80	**Deferred Inflows - Actuarial**	258,986.95
Total Accounts Receivable	1,107,589.80	**Net Pension Liability (GASB 68)**	1,888,153.69
		OPEB Liability	11,198.22
Other Current Assets		**Deferred Revenue**	3,613,983.44
Due from PRWFPA/RAPS	593.55	**Total Long-Term Liabilitie**	5,772,322.30
Prepaid Items	21,162.66		
Total Other Current Asset	21,756.21	**Total Liabilitie**	5,964,016.75
Total Current Assets	5,150,926.72		
Long-Term Assets			
Net OPEB Asset	96,473.00		
FY 2002-2003 Housing Mandate Receivable	82,186.00		
Allowance for Doubtful Accounts	(16,437.20)		
Deferred Outflows - Actuarial	533,833.49		
Deferred Outflows - PERS Contribution	272,963.59		
Total Long-Term Assets	969,018.88		
Capital Assets		**Net Position**	
Capital Assets	319,089.93	**Beginning Net Position**	(6,868.19)
Accumulated Depreciation	(220,382.75)	**Net Income/(Loss)**	261,504.22
Total Capital Assets	98,707.18	**Total Ending Net Position**	254,636.03
Total Assets	**6,218,652.78**	**Total Liabilities & Net Position**	**6,218,652.78**

AMBAG

Profit & Loss - Attachment 2

July - December 2022

	July - December 2022	July - December 2022
Income		
AMBAG Revenue		173,731.66
Cash Contributions		89,210.85
Grant Revenue		2,128,585.24
Non-Federal Local Match		123,401.48
Total Income		2,514,929.23
Expense		
Salaries		751,772.83
Fringe Benefits		446,550.15
Professional Services		774,571.35
Lease/Rentals		40,079.45
Communications		13,136.47
Supplies		18,090.72
Printing		55.26
Travel		13,020.13
Other Charges:		
BOD Allowances	3,650.00	
Workshops/Training	5,890.04	
GIS Licensing/CCJDC Support	7,899.98	
REAP Travel/Classes/Events	2,619.02	
SB1/MTIP/MTP/SCS/OWP/Public Participation Expens	8,720.31	
Recruiting	266.14	
Dues & Subscriptions	10,467.82	
Depreciation Expense	17,625.90	
Maintenance/Utilities	384.54	
Insurance	15,212.64	
Interest/Fees/Tax Expense	10.78	
Total Other Charges		72,747.17
Non-Federal Local Match		123,401.48
Total Expense		2,253,425.01
Net Income/(Loss)		**261,504.22**

AMBAG
Cash Activity - Attachment 3
For January 2023

Monthly Cash Activity	July-22	August-22	September-22	October-22	November-22	December-22	January-23	February-23	March-23	April-23	May-23	June-23	TOTAL
1. CASH ON HAND [Beginning of month]	2,409,296.43	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,312,171.27	4,021,580.71	0.00	0.00	0.00	0.00	0.00	
2. CASH RECEIPTS													
(a) AMBAG Revenue	172,481.12	93,435.89	948.55	21,026.16	31,089.64	8,481.99	14,099.57	0.00	0.00	0.00	0.00	0.00	341,562.92
(b) Grant Revenue	164,090.73	77,495.95	154,469.54	423,066.03	32,538.52	0.00	452,832.58	0.00	0.00	0.00	0.00	0.00	1,304,493.35
(c) REAP Advance Payme	0.00	3,155,353.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,155,353.00
(d) Borrowing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. TOTAL CASH RECEIPTS	336,571.85	3,326,284.84	155,418.09	444,092.19	63,628.16	8,481.99	466,932.15	0.00	0.00	0.00	0.00	0.00	4,801,409.27
AVAILABLE	2,745,868.28	5,797,857.52	5,109,993.42	5,285,166.48	5,118,630.35	4,320,653.26	4,488,512.86	0.00	0.00	0.00	0.00	0.00	
5. CASH PAID OUT													
(a) Payroll & Related	231,207.37	198,041.52	200,424.36	199,843.11	202,393.08	185,139.54	227,518.45	0.00	0.00	0.00	0.00	0.00	1,444,567.43
(b) Professional Service	14,916.25	611,368.93	55,011.42	9,911.66	583,381.75	95,992.33	26,246.77	0.00	0.00	0.00	0.00	0.00	1,396,829.11
(c) Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(d) Lease/Rentals	11,936.00	7,242.09	6,318.67	6,558.39	7,085.45	6,382.00	6,558.39	0.00	0.00	0.00	0.00	0.00	52,080.99
(e) Communications	159.80	2,672.13	1,299.15	1,147.65	1,713.00	4,058.44	2,799.67	0.00	0.00	0.00	0.00	0.00	13,849.84
(f) Supplies	776.02	5,262.54	1,051.37	7,113.42	1,081.00	1,753.37	931.39	0.00	0.00	0.00	0.00	0.00	17,969.11
(g) Printing	0.00	0.00	0.00	0.00	0.00	55.26	618.61	0.00	0.00	0.00	0.00	0.00	673.87
(h) Travel	0.00	927.43	1,247.99	3,174.46	3,365.61	4,837.52	1,079.02	0.00	0.00	0.00	0.00	0.00	14,632.03
(i) Other Charges	15,300.16	17,767.55	3,566.17	2,415.60	7,439.19	854.09	4,327.75	0.00	0.00	0.00	0.00	0.00	51,670.51
(j) Loan Repayment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. TOTAL CASH PAID OUT	274,295.60	843,282.19	268,919.13	230,164.29	806,459.08	299,072.55	270,080.05	0.00	0.00	0.00	0.00	0.00	2,992,272.89
7. CASH POSITION	2,471,572.68	4,954,575.33	4,841,074.29	5,055,002.19	4,312,171.27	4,021,580.71	4,218,432.81	0.00	0.00	0.00	0.00	0.00	

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Bhupendra Patel, Director of Modeling**
SUBJECT:	**Draft FY 2023-24 Monterey Bay Region Overall Work Program (OWP) and Budget**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

The Draft FY 2023-24 Monterey Bay Region Overall Work Program (OWP) and Budget is provided for Board review and comments.

BACKGROUND/ DISCUSSION:

The Fixing America's Surface Transportation Act (FAST Act), Infrastructure Investment and Jobs Act (IIJA), and Bipartisan Infrastructure Law (BIL) calls for the development of the Overall Work Program (OWP) by the federally designated Metropolitan Planning Organization (MPO).

The Association of Monterey Bay Area Governments (AMBAG), as the federally designated MPO for the tri-county (Monterey, San Benito and Santa Cruz Counties) Monterey Bay Region, annually develops and maintains the OWP and Budget. The AMBAG OWP and the Budget are linked documents.

The Draft FY 2023-24 OWP is developed in consultation and coordination with the Caltrans, Federal Highway Administration (FHWA), Federal Transit Administration (FTA) and region's Regional Transportation Planning Agencies (RTPA) and transit operators. The Draft FY 2023-24 OWP includes metropolitan transportation and air quality related planning projects/activities proposed for the Monterey Bay Region for the state fiscal year starting July 1, 2023 and ending June 30, 2024.

The separately enclosed Draft FY 2023-24 OWP is the same draft that was provided to Federal and State agencies for their early review and comments on March 1, 2023. Staff is expecting to receive their comments by March 31, 2023. The final FY 2023-24

OWP and Budget is scheduled for adoption at the May 10, 2023 AMBAG Board of Directors meeting.

Draft FY 2023-24 AMBAG Budget

Generally, the Overall Work Program (OWP) and the AMBAG Budget are linked documents. The AMBAG Draft FY 2023-24 Budget mirrors the activities and funding as programmed in the Draft FY 2023-24 OWP. Staff will provide a detailed presentation on the Draft FY 2023-24 AMBAG OWP and Budget at the March 8, 2023 Executive/Finance Committee and AMBAG Board of Directors meetings.

AMBAG staff, in consultation with state and federal partners, will work together to incorporate the comments received from FHWA, FTA, Caltrans and the AMBAG Board of Directors, as appropriate, and will present the AMBAG Board of Directors a final Draft FY 2023-24 OWP and Budget at the May 10, 2023 AMBAG Executive/Finance Committee and AMBAG Board of Directors meetings for adoption.

ALTERNATIVES:

None

FINANCIAL IMPACT:

Staff time to carry out draft OWP and Budget activities is funded through FHWA PL, FTA 5303, other state and local funds, as programmed in the approved FY 2022-23 OWP.

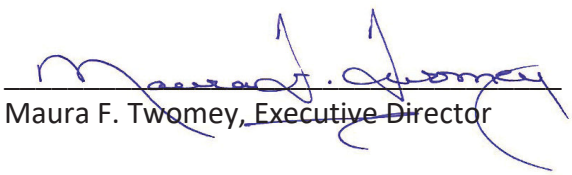
COORDINATION:

Preparation of the Draft FY 2023-24 OWP has been coordinated with the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), California Department of Transportation (Caltrans), Council of San Benito County Governments (SBtCOG), Monterey-Salinas Transit (MST), Santa Cruz County Regional Transportation Commission (SCCRTC), Santa Cruz Metropolitan Transit District (SCMTD) and Transportation Agency for Monterey County (TAMC).

ATTACHMENT:

1. Draft FY 2023-24 Overall Work Program and Budget (**separately enclosed**)

APPROVED BY:



Maura F. Twomey, Executive Director

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Heather Adamson, Director of Planning**
SUBJECT:	**Regional Early Action Planning Grants 2.0 Program Update**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

Staff will provide an update on the Regional Early Action Program (REAP) 2.0 Program development activities for AMBAG's Regional Competitive and Local Suballocation Grant Programs.

BACKGROUND/ DISCUSSION:

Regional Early Action Planning Grants of 2021 (REAP 2.0) builds on the success of 2019's REAP program but expands the focus by integrating housing and climate goals, and allowing for broader planning and implementation investments, including infrastructure investments that support future housing development. REAP 2.0 is explicitly intended to meet multiple objectives – infill development, housing for all incomes, Vehicle Miles Traveled (VMT) reduction, and affirmatively furthering fair housing (AFFH) in ways that lead to transformative outcomes and accelerate the implementation of regional and local plans to achieve these goals.

The REAP 2.0 Program provides funds to regional governments to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. In addition, REAP 2.0 is specifically designed to provide Metropolitan Planning Organizations (MPO) and other Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to

pursue greenhouse gas emission reduction targets through land use and transportation changes. The REAP 2.0 objectives are:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
- Affirmatively Furthering Fair Housing
- Reducing Vehicle Miles Traveled

The REAP 2.0 Program is funded with $600 million from the State General Fund. AMBAG's share of this funding is $10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In early June 2022, AMBAG submitted an advanced application to HCD for funding to deploy an outreach and engagement strategy and to develop a program to disperse these funds throughout the region that promotes the core program objectives of REAP 2.0. AMBAG's advanced application was approved in August 2022.

Throughout 2022, AMBAG conducted extensive outreach to a broad array of stakeholders to gather input, identify programs and partners which assisted in the development of the Proposed REAP 2.0 program framework. AMBAG developed a REAP 2.0 program framework, suballocation programs and draft criteria which were guided by the State's final program guidelines, HCD input and a stakeholder engagement process. AMBAG submitted the full REAP 2.0 application to the State in December 2022. The State is expected to complete the application review within 60 days.

In November 2022, the AMBAG Board of Directors approved the REAP 2.0 program framework consisting of three (3) core components:

- Regional Competitive Grant Program (60% - $6,000,000)
    - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals and objectives.

- Local Suballocation Grant Program (25% - $2,625,000)
    - The Local Suballocation Grant Program sets aside $125,000 per jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities

and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses.

- AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15% - $1,508,742)
    - Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development, and Opportunity Area planning and implementation
    - Technical assistance
    - Development of the REAP 2.0 Program, including outreach activities
    - REAP 2.0 administration

REAP 2.0 Grant Programs Criteria

AMBAG staff developed draft criteria for both the Regional Competitive and Local Suballocation Grant Programs based on HCD program requirements. The draft criteria were presented to the Planning Directors Forum in January and to the AMBAG Board of Directors in February 2023. The criteria are included in the draft grant guidelines for both grant programs.

REAP 2.0 Grant Programs Draft Guidelines

The draft guidelines for the Regional Competitive and Local Suballocation Grant Programs are included in Attachments 1 and 2, respectively. The Board of Directors are asked to review the draft grant guidelines and provide feedback and input. The draft guidelines will be refined as needed and released for a public review period later in late March/early April. Following the public review period, the grant guidelines will be finalized and the AMBAG Board of Directors will be asked to approve the final grant guidelines and direct staff to issue the Notice of Funding Availability.

Timeline

- January – March 2023 – HCD and state partners review AMBAG's final full REAP 2.0 application
- Spring/early Summer 2023 – Develop AMBAG's Regional Competitive and Local Suballocation Grant Programs including criteria, guidelines, application, forms, etc.
- Summer/early Fall 2023 – Applications due for AMBAG's Regional Competitive and Local Suballocation Grant Programs

- Late 2023/early 2024 – AMBAG awards Regional Competitive Grant Programs and enters into funding agreements with grant applicants
- June 30, 2024 – Deadline for REAP 2.0 recipient to encumber funds
- June 30, 2026 – Deadline for REAP 2.0 funds to be expended

Next Steps

AMBAG will continue outreach activities to gather input for the draft grant guidelines and applications for the REAP 2.0 grant programs.

ALTERNATIVES:

N/A. This is an information item.

FINANCIAL IMPACT:

REAP 2.0 Program funds are programmed in the FY 2022-23 Overall Work Program and Budget.

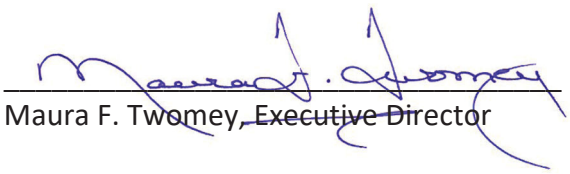
COORDINATION:

REAP 2.0 Program activities will be coordinated with the AMBAG Executive Steering Committee, Planning Directors Forum and the RTPAs Technical Advisory Committees which includes the local jurisdictions.

ATTACHMENTS:

1. Draft Guidelines for the Regional Competitive Program (Page 33)
2. Draft Guidelines for the Local Suballocation Grant Program (Page 51)

APPROVED BY:



Maura F. Twomey, Executive Director

Attachment 1
DRAFT

Regional Early Action Planning 2021 (REAP 2.0):
Regional Competitive Grant Program Draft Guidelines

Adopted: Month day, year

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Section 1 - Overview

The Association of Monterey Bay Area Government's (AMBAG) Regional Early Action Planning 2021 (REAP 2.0) Program guidelines have been developed with input from regional jurisdictional stakeholders to align with AMBAG's adopted REAP 2.0 Program Framework and the state final REAP 2.0 Program Guidelines. The AMBAG REAP 2.0 Competitive Grant Program (RCGP) Guidelines ("Guidelines") implement the REAP 2.0 Regional Competitive funding program in the AMBAG REAP 2.0 Program Framework. The state REAP 2.0 grant supports accelerating housing production, reducing vehicle miles travelled (VMT), and Affirmatively Furthering Fair Housing (AFFH). The AMBAG REAP 2.0 Program Framework, infill definition, and suballocation methodology are under review by the state partners. Therefore, these REAP 2.0 RCGP guidelines remain subject to change depending on state input. These guidelines are consistent with, and when necessary, defer to, the state REAP 2.0 Program Guidelines for establishing terms, conditions, forms, procedures, and other mechanisms necessary to effectuate the program. The California Department of Housing and Community Development (HCD) released REAP 2.0 final program guidelines on July 26, 2022. The AMBAG REAP 2.0 program application is based on inclusive and broad engagement. These guidelines and program will be adjusted as necessary to comply with the state program.

In the REAP 2.0 Guidelines, the state reserves the right, at their sole discretion, to suspend, amend, or modify the provisions of the REAP 2.0 Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties. As such, AMBAG reserves the right, at its sole discretion, to suspend or amend the provisions of the REAP 2.0 RCGP guidelines in collaboration with the State, including but not limited to, grant award amounts.

Background

REAP 2.0 (REAP 2021) was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget for transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

REAP 2.0 builds off the work achieved through REAP 1.0. In 2020, AMBAG set aside approximately $8 million of REAP 1.0 funding for a grant program to fund subregional planning activities that accelerate housing production and facilitate compliance implementing a jurisdiction's 6th Cycle RHNA, including developing 6th Cycle Housing Elements. Funding was non-competitively awarded based on each jurisdiction's population size category with a minimum allocation of $65,000. REAP 1.0 was developed to augment resources available through locally received SB 2 and Local Early Action Program (LEAP) grants and to foster subregional collaboration to take advantage of economies of scale in meeting housing goals.

The REAP 2.0 Program is funded with $600 million from the State General Fund. AMBAG's share of this funding is $10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In November 2022, the AMBAG Board of Directors adopted the REAP 2.0 Grant Program Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to AMBAG through the state REAP 2.0 grant program. The REAP 2.0 Program Framework includes three core components:

- Regional Competitive Grant Program (60% - $6,000,000)
    - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals, objectives and scoring criteria.

- Local Suballocation Grant Program (25% - $2,625,000)
    - The Local Suballocation Grant Program sets aside $125,000 per jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses. All projects or programs must achieve all REAP 2.0 goals, objectives and pass thresholding criteria.

- AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development, Outreach, and Administration (15% - $1,508,742)
    - Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development and Opportunity Area planning and implementation
    - Technical assistance

The REAP 2.0 Program provides funds to regional governments to achieve the three core REAP 2.0 objectives listed below. This includes accelerating housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. REAP 2.0 is specifically designed to provide Metropolitan Planning Organizations (MPO) and other Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes.

REAP 2.0 Program Objectives

Based on input from regional jurisdictions and stakeholders the REAP 2.0 RCGP has been developed within the AMBAG REAP 2.0 Program Framework. REAP 2.0 RCGP supports implementation of the region's housing element work plans as a means of investing in actions identified at the local level that support housing production throughout the region and achieve the REAP 2.0 Program Objectives. Both AMBAG's Regional Competitive and Local Suballocation Grant Programs must meet the REAP 2.0 objectives which are:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability
    - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions.
- Affirmatively Furthering Fair Housing (AFFH)
    - Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities
    - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; target funding to benefit disadvantaged and historically underserved communities.
    - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.
    - Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
- Reducing Vehicle Miles Traveled (VMT)
    - Support new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs
    - Realizes multimodal communities through programs, plans, and implementation actions
    - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms
    - Increases transit ridership through funding, implementation actions, and planning

*The REAP 2.0 Infill definition pursuant to State guidelines provides that:

"Infill", for the purposes of the REAP 2.0 Program, means areas where all the following apply: (1)

the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

a. *An urban center, urban corridor, or area with transit-supportive densities, or*
b. *An established community that meets all the following criteria:*
    i. *The area consists or previously consisted of qualified urban uses*
    ii. *The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and*
    iii. *No parcel within or adjoining the area is classified as agricultural or natural and working lands.*
c. *Under unique circumstances, applicants may propose an alternative definition of "Infill" subject to approval by the Department and State Collaborative Partners.*

AMBAG staff is engaging the state partners on the infill definition which is expanded to allow for projects and programs within Existing and Planned Opportunity Areas per the 2045 MTP/SCS to more clearly inform geographic and program eligibility in the AMBAG region. A final infill definition for the AMBAG region will be included upon State approval.

Section 2 - Eligibility

The Association of Monterey Bay Area Government's REAP 2.0 RCGP is the competitive component of the suballocation funds. Regional jurisdictions proposing projects which meet the core REAP 2.0 goals and objectives such as improving housing affordability, increasing housing production, establishing housing closer to jobs, reducing VMT, addressing housing and infrastructure needs in all communities, advancing AFFH and promoting multimodal communities with the best and highest use of grant funds will receive funding.

The REAP 2.0 RCGP program will have grading criteria which mirror REAP 2.0 goals and stakeholder input in order to assure only the most qualified, high-impact, transformational projects will be funded. Project scoring metrics will assist in the project selection process including screening or thresholding criteria to focus funding in existing urban areas, evaluation criteria for infill and measuring how projects reduce VMT, whether projects implement the SCS, and criteria to evaluate whether projects are meeting AFFH goals. All project evaluation criteria will be grounded in the REAP 2.0 guidance on program goals and objectives. Once the suballocation program design is finalized, AMBAG will conduct a regional call for projects for all eligible applicants.

Activities in this phase will include preparing guidance for our subgrant, holding application training workshops, collecting applications, scoring, disbursing grants and performance monitoring.

AMBAG coordinated with our REAP 2.0 State Coordinating Group on reviewing and tentatively approving a definition if infill that largely adheres to the REAP 2.0 definition but adds some additional flexibility by using AMBAG's Existing/Planned Opportunity Areas and Potential Opportunity Areas as qualifying areas, as defined in AMBAG's 2045 Sustainable Communities Strategy.

The definition is as follows:

Projects within Cities:

Projects comply with REAP 2.0 Program goals and objectives and are in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) OR the State infill definition in the REAP 2.0 Guidelines.

Projects within Counties:

Projects comply with REAP 2.0 Program goals and objectives and are within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) OR the State infill definition in the REAP 2.0 Guidelines. For more about these areas, see: AMBAG's 2045 MTP/SCS.

As referred to in these guidelines "projects" are defined as those projects included in a jurisdiction's housing element for compliance with HCD requirements. HCD requires each jurisdiction to identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Housing element programs include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction's specific role, and (whenever possible) identify specific measurable outcomes.

2a. Allocation Methodology and Eligible Applicants

Contingent on approval from the state and subject to change, up to $6 million of AMBAG's REAP 2.0 funding allocation, totaling $10,133.742.41, shall be available for RCGP. Funding shall be disbursed on a competitive basis based on how well applicants achieve core REAP 2.0 objectives and scoring criteria.

Eligible applicants are cities, counties, Regional Transportation Planning Agencies (RTPAs), transit agencies, and public universities within the AMBAG region. Eligible Cities and County applicants are:

County of Santa Cruz	City of Gonzales
City of Santa Cruz	County of San Benito
City of Capitola	City of Monterey
City of Watsonville	City of Marina
City of Scotts Valley	City of Seaside
County of Monterey	City of Del Rey Oaks
City of Hollister	City of Pacific Grove
City of King	City of Soledad
City of Greenfield	City of Carmel by the Sea
City of San Juan Bautista	City of Salinas
City of Sand City	

2b. Eligible Partnerships

Eligible partners include, but are not limited to, other local governments, regional governments, housing authorities, school districts, special districts, regional transportation planning agencies, universities, transit agencies, community-based organizations, or any duly constituted governing body of an Indian Reservation or Rancheria. An eligible applicant may partner with other eligible entities to fulfill one or more projects included in the application. One or more eligible applicants may form a partnership to expend part, or all, of a recipient's RCGP funding. Partnerships are encouraged when aggregating funds creates an opportunity for leveraging additional outside funding, and for cost-efficiency addressing common needs and actions.

Applicants forming partnerships must provide a legally binding agreement between all partners. Applicants that are considering this are encouraged to discuss their proposals with AMBAG staff prior to applying to ensure projects are eligible and the work can be completed prior to the end of the expenditure period.

2c. Eligible Uses and Activities

REAP 2.0 funds are focused on implementation of policies, programs and projects, rather than only the planning processes that were the focus of REAP 1.0. The partnership approach supports housing element implementation and creates expanded opportunities for local efforts to align with AMBAG's regional plans, implement the infill and VMT reduction goals of the AMBAG 2045 MTP/SCS, and support state planning goals.

To receive funding, applicants must:

1. Submit a qualifying application that is approved by the AMBAG review committee. Applicants are not required to directly implement projects and may contract for services following state requirements, and when applicable federal requirements. Applicants are not required to apply for all funds available.
2. Demonstrate a nexus to all three REAP 2.0 Program Objectives for each project proposed:

- Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and
- Affirmatively Furthering Fair Housing; and
- Reducing Vehicle Miles Traveled

3. Demonstrate project is eligible for funding. Based on the final REAP 2.0 Program Guidelines (dated July 26, 2022) the REAP 2.0 program has the following eligible activities and uses:

    - Land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th Cycle Housing Elements;
    - Outreach supporting programs, projects or plans required in draft, adopted and/or compliant 6th Cycle Housing Elements and consistent with AMBAG's adopted Public Participation Plan;
    - Housing strategies for increasing supply and lasting affordability including strategic planning and/or seed funding for subregional housing trust funds and community land trusts in compliance with the State's Guidelines;
    - Technical assistance to implement the eligible activities and uses listed above, including temporary staffing and consultant costs. The REAP 2.0 program can fund existing or temporary staff support to manage and implement eligible REAP 2.0 activities. Costs incurred by existing staff must clearly delineate and differentiate work that is funded by existing sources and is limited to work on REAP-eligible activities; and

4. Submit a complete application along with all required supporting documents within the application period. See Section 3 for information on applying for funding.

Consultants or other external resources may be used for work on eligible activities but are not required. Applicants will indicate in their funding application whether they intend to use existing staff, temporary staff, consultants, or other resources for each activity.

2d. Ineligible Activities

- Activities where clear nexuses to all Program Objectives listed in Section 1 are not demonstrated.
- Activities that obstruct or hinder housing production, e.g., moratoriums, downzoning, planning documents with conditional use permits that significantly impact approval certainty and timing, planned development, or other similarly constraining processes.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities.

AMBAG will not accept applications for, nor reimburse for, ineligible activities or projects. Expenditure reimbursement requires prior authorization in writing from AMBAG for the eligible projects and activities. AMBAG may be subject to repayment of REAP 2.0 funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP 2.0 funds are used for ineligible

activities. If AMBAG is required to repay funds to HCD, AMBAG will require reimbursement from the RCGP recipient.

Section 3 – Application Process

Funding will be made available for projects and activities after AMBAG receives approval and funding for its full REAP application from HCD, which is anticipated to occur in early 2023. All activities proposed must meet the requirements established in these guidelines and the state's REAP 2.0 Program Guidelines.

3a. Applying for Funding

Process and Timing: To apply for project funding, eligible applicants must submit a REAP 2.0 RCGP Application (Attachment 3). A jurisdiction or eligible applicant may submit multiple applications through the final due date for eligible projects and activities until it has reached its funding maximum. The minimum grant award for RCGP projects is $500,000.

The application period will be opened after concurrence has been secured from the state on the items noted above and will close on midnight on MONTH DAY, 2023.

Application Submittal and Review: The application must include information on proposed projects and activities, key tasks and deliverables, estimated costs, and identification of the implementing agency for each project and activity, among other requirements provided in the application template.

Prior to submitting the application to AMBAG, the applicant must receive approval to apply for funding from the applicant's decision-making body or authorized signatory and agree to the reporting requirements. To the extent feasible, if the application proposes partnerships or further suballocation to jurisdictions, approval or authorization from the related decision-making bodies is encouraged. Applications will be reviewed by AMBAG staff on an ongoing basis and will be assessed for eligibility, nexus to the REAP 2.0 program objectives, and alignment with the RCGP and the State REAP 2.0 Guidelines.

Once applications are reviewed, AMBAG will provide an award letter to the subregional partner indicating whether the submitted projects are approved for funding, or a letter indicating how the application needs to be revised to be accepted. Projects that do not meet the funding criteria cannot be funded through REAP 2.0 RCGP. A jurisdiction or eligible applicant may revise its application or project scope to meet the funding criteria and resubmit the application up until the final due date.

Applications for ineligible activities or projects that do not meet the funding criteria in Section 1 will not be accepted. Applicants may resubmit revised projects that address the reasons the original submittal was rejected.

Applications will be accepted until the final date to apply, which is by midnight on MONTH DAY, 2023.

Given the schedule requirements of the REAP 2.0 Guidelines to award suballocations, conditional award letters shall be distributed within 60 days of a complete application received from an applicant for a suballocation (not inclusive of encumbrance or an executed Standard Agreement).

3b. Unallocated Funds

Remaining funds that are remaining unencumbered after the application deadline will be available for projects in the AMBAG Region through March 1, 2024 or at AMBAG's discretion.

By June 30, 2024 all REAP 2.0 funds must be fully encumbered.

3c. Funding Criteria

Funding applications are required to meet all three REAP 2.0 Project Objectives (Section 1 of the Guidelines) and shall be evaluated for funding based on the following criteria:

- Are the projects proposed are eligible uses and activities (Section 2c.)?
- Is a clear statement included demonstrating a nexus between each proposed project (or activity) and all three of the following state program objectives?:
  - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and
  - Affirmatively Furthering Fair Housing; and
  - Reducing Vehicle Miles Traveled
- Does the project support compliance with a jurisdiction's housing element?
- Does the project provide transformative planning and/or implementation activities?
- Does the project target funding to benefit disadvantaged and historically underserved communities?
- Does the project lead to substantial changes in land use patterns and travel behaviors?
- Does the project support California Planning Priorities? This may include promotion of infill development, supporting environmental.
- Is a project scope of work and budget provided that demonstrates an understanding of the work and financial considerations required to deliver the project?
- Has the applicant thoroughly considered risks associated with delivering the project consistent with the scope of work and budget?
- Has the applicant demonstrated realistic means for mitigating risk associated with delivering the project?

Section 4 – Contract Administration

4a. Implementing Agencies

Jurisdictions or eligible applicants are required to serve as the implementing agency of the projects and activities applied for. Implementing agencies must be entities eligible to enter into intergovernmental agreements and must demonstrate capacity to implement government grant administration tasks in a timely manner, including applications, contract execution and monitoring, funds management and transfer, and accounting and reporting, including any competitive sub-contracting if applicable. The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The implementing agency will be responsible for developing the scope of work for the project or activity and leading the procurement process for obtaining consultants and/or resources. The implementing agency must also manage and administer the project, which includes tasks such as monitoring activity progress, reviewing tasks and deliverables, and reviewing and processing invoices.

4b. Administrative Fee

None of a jurisdiction's or eligible applicant's allocation may be charged as administrative activities by the jurisdiction or eligible applicants. Tasks such as reviewing and processing project invoices, processing contract amendments, and preparing reports and metrics of project progress and completion are considered administrative activities. Activities such as developing scopes of work and requests for proposals (RFP), reviewing tasks and deliverables, and outreach with jurisdictions related to the project are considered programmatic and can be charged as a program activity.

4c. Expenditure Period

Per the requirements of AB 140 all funds distributed under REAP must be obligated by June 30, 2024 and expended by June 30, 2026. To meet this deadline and receive reimbursement in alignment with REAP 2.0 guidelines, AMBAG will require all funds to be obligated by March 1, 2024, unless otherwise directed by AMBAG. All invoices associated with RCGP submitted to AMBAG no later than March 31, 2026. Invoices received by AMBAG after this date cannot be guaranteed for reimbursement.

4d. Reimbursement

All projects must submit invoices to AMBAG quarterly and a status report quarterly to receive reimbursement. Invoices must follow the requirements set forth in the Subregional Partnership contract and AMBAG's regular invoicing procedures and must comply with applicable state and/or federal requirements. Expenditure reimbursement requires prior authorization of the eligible

projects and activities, and AMBAG may be subject to repayment of REAP funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP funds are used for ineligible activities. If AMBAG must repay REAP 2.0 funds to the state, AMBAG will require reimbursement from the eligible applicant or jurisdiction.

AMBAG will provide reimbursement only for costs as specified in the signed agreement(s) with the Jurisdictions or eligible applicants or designee. Costs incurred prior to the date of the grant agreement for the RCGP will not be reimbursed.

4e. Reporting Requirements

Consistent with AMBAG's Overall Work Program reporting procedures, each jurisdictional partner will be required to provide a quarterly progress report and quarterly invoices to track and measure activity progress. Project progress will be measured according to the tasks, deliverables, costs, and timeline outlined in the jurisdiction's MOU and agreement.

Technical Assistance

AMBAG staff will provide technical assistance to eligible applicants starting in early 2023 through June 2026. Technical assistance will be available to help subregional partners prioritize activities and complete the application and contracting process. After the start of subregional partnership projects AMBAG staff will be available for guidance with invoicing and reporting.

Timeline

Below is a tentative schedule and is subject to change in the Final Guidelines.

- March/April 2023: Released draft RCGP Guidelines for public review
- May/June 2023: AMBAG adopts final RCGP Program guidelines.
- August 2023: Final application and list of prioritized projects from eligible applicants due to AMBAG. (*unless due date is extended*)
- September 2023: Grant applications are reviewed and evaluated
- October/November: AMBAG approves applications and awards REAP 2.0
- December 2023 – February 2024: Execute grant agreements with REAP 2.0 awardees
- March 1, 2024: Deadline to encumber REAP 2.0 funds
- March 31, 2026: All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG.

REGIONAL COMPETITIVE GRANT PROGRAM - SCORING CRITERIA & METHODOLOGY

Introduction:

The Association of Monterey Bay Area Governments (AMBAG) REAP 2.0 Program framework is divided into three (3) categories:

1. Regional Competitive Grant Program (RCGP)
2. Local Suballocation Grant Program (LSGP)
3. Regional SCS Implementation, Technical Assistance, Program Development, Outreach and Administration

This is the scoring methodology and instructions for AMBAG's REAP 2.0 Regional Competitive Grant Program.

AMBAG is tasked with assessing REAP 2.0 applications received from eligible jurisdictions against a variety of criteria. To accomplish this task key AMBAG staff members will review and score applications as part of a Review Committee. The Review Committee will average the scores assigned by each review committee member to advance projects to the next step.

AMBAG will submit an application to the California Department of Housing and Community Development (HCD) and its State Collaborative Partners for the 2021 REAP 2.0 Grant Program. Projects recommended for funding in Monterey, Santa Cruz and San Benito Counties must satisfy REAP 2.0 goals and objectives, including geographic equity and a blend of planning vs. implementation projects. The Review Committee will review the project scores and make recommendations to the AMBAG Board of Directors regarding geographic equity and the blend of project types. The AMBAG Board of Directors will review the work of the Review Committee, and ultimately approve projects.

Projects submitted for funding will be scored in three areas: REAP 2.0 Objectives, Primary Factors, and Secondary Factors each described below.

REAP 2.0 Objectives

The REAP 2.0 program has three major objectives that each project must satisfy. The scoring of applications will determine the degree to which each respective project satisfies each objective. The objectives include the following and questions that should be considered when scoring applications are provided.

Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability

1. Does the project accelerate infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions?

2. Is the project at an infill site and does it have affordability components that serve low- and moderate-income households?
3. Is the project for affordable housing development programs – which may involve predevelopment costs (studies, land acquisition, entitlements, etc.), that accelerate the supply of long-term affordable housing for lower and moderate-income households?

Affirmatively Furthering Fair Housing (AFFH)

1. Does the project combat discrimination, overcome patterns of segregation, and foster equitable and inclusive communities?
2. Does the project include meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
3. Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
4. Does the project:
    a. Enhance housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or
    b. Improve place-based strategies to encourage community revitalization; or
    c. Protect existing residents from displacement and preserve housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty?
5. Is the project materially inconsistent with AFFH?
6. Geographic equity – will be addressed post initial scoring.
7. Does the project target funding to benefit disadvantaged and historically underserved communities?
8. Unique equity priorities – weighting of scores addresses unique equity priorities.

Reducing Vehicle Miles Traveled (VMT)

1. Does the applicant explain how the proposed use promotes development and aligns housing production in infill locations consistent with the state's climate targets and goals discussed in the California Climate Change Scoping Plan?

2. Is the project consistent with the region's sustainable communities strategy (SCS) through:
    a. Land use planning, polities, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system; or
    b. Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips?
3. Does the project support new housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs?

Primary Factors:

The primary factors represent factors from the REAP 2.0 guidelines. In addition to providing a primary factor score, the application narratives associated with the primary factors will inform scoring for the REAP 2.0 objectives portion of the scoring matrix. Each primary factor is described below.

Housing Element Compliance

Does the project support compliance with a jurisdiction's housing element?

Transformative Planning and Implementation Activities

Does the project provide for housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita vehicle miles traveled reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership?

Public Outreach

1. Did the proposed project arise from or go through a public process to solicit community input?
2. If this is a planning project, does the scope of work include a public process?

Benefit to Disadvantaged Populations

Does the project target funding to benefit disadvantaged and historically underserved communities?

Significant Beneficial Impacts

1. Does the project lead to substantial changes in land use patterns and travel behaviors, demonstrated by:
    a. A rate of change compared to the baseline; or
    b. The magnitude of impact relative to variables or targets; or
    c. The proportion of need achieved; or
    d. The impact relative to past trends, policies, and practices?

California Planning Priorities

1. Does the project support promotion of infill development and equity by rehabilitating, maintain, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserve cultural and historic resources?
2. Does the project support protection of environmental and agricultural resources by protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the state as deserving special protection?
3. Does the project encourage efficient development patterns by ensuring that any infrastructure associated with development, other than infill development, supporting new development that does all of the following:
    a. Uses land efficiently; and
    b. Is built adjacent to existing developed areas to the extent consistent with #2, above; and
    c. Is project located in an area appropriately planned for growth; and
    d. Is served by adequate transportation and other essential utilities and services; and
    e. Does the project minimize ongoing costs to taxpayers?

Secondary Factors:

A variety of secondary factors can be considered in the scoring process. These are not tied directly to the REAP 2.0 program but demonstrate the thoroughness of the application and the effectiveness of the project.

Project Scope of Work and Budget

Is a project scope of work and budget provided that demonstrates an

understanding of the work and financial considerations required to deliver the project?

Project Risk Assessment

1. Has the applicant thoroughly considered risks associated with delivering the project consistent with the scope of work and budget?
2. Has the applicant demonstrated realistic means for mitigating risk associated with delivering the project?

Risks alone should not result in a deficiency, but should be considered if they are unmitigated, not fully understood, or unmanageable.

Local Support: Inclusion in Plan and Letters of Support

Projects proposing to construct something typically are drawn from adopted plans. As planning projects are also an eligible use of REAP 2.0 funds, planning projects cannot be held to the same scrutiny. If a project proposing to construct something does not indicate inclusion in an adopted plan, this should be considered in the risk assessment and public outreach sections of the scoring matrix.

Letters of support are not an application requirement. They can influence scores to the extent that they add value to any other response.

Scoring:

Scores for each project will be assigned on a 1 to 100 basis. Scores from each committee member will be averaged and converted to project rankings.

- **81-100:** Exceptional evidence of meeting or exceeding requirements
- **61-80:** Strong evidence of meeting requirements
- **41-60:** Suitable evidence of meeting requirements
- **21-40:** Limited evidence of meeting requirements
- **1-20:** Weak evidence of meeting requirements

Weighting

The scoring values for each factor were informed by public input received during the outreach process. Though this approach, public input will affect project selection.

Scoring Factor	Weight (%)	Max. Score
REAP 2.0 Objectives		
1. Accelerating Infill Development		25
2. Affirmatively Furthering Fair Housing		25
3. Reducing VMT		25
Subtotal		75
Primary Factors		
1. Housing Element Compliance		3
2. Transformative Planning and Implementation Activities		3
3. Public Outreach		3
4. Benefit to Disadvantage Populations		3
5. Significant Beneficial Impacts		3
6. California Planning Priorities		3
Subtotal		18
Secondary Factors		
1. Scope of Work and Budget		4
2. Project Risk Assessment		3
Subtotal		7
Total		100

Subsequent Steps:

The project selection process will involve three steps. This document focuses primarily on the first step.

1. The scoring committee assigns scores to each application. The scores for each project are averaged.
2. The Review Committee will work to ensure geographic equity and the split between planning and capital projects is incorporated into the projects recommended for funding. The Review Committee will make a formal recommendation to the AMBAG Board of Directors.
3. The AMBAG Board of Directors will consider the work of the Review Committee and approve the projects selected for inclusion in the full application.

Attachment 2
DRAFT

Regional Early Action Planning 2021 (REAP 2.0):
Local Suballocation Grant Program Draft Guidelines

Adopted: Month day, year

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Section 1 - Overview

The Association of Monterey Bay Area Government's (AMBAG) Regional Early Action Planning 2021 (REAP 2.0) Program guidelines have been developed with input from regional jurisdictional stakeholders to align with AMBAG's adopted REAP 2.0 Program Framework and the state final REAP 2.0 Program Guidelines. The AMBAG REAP 2.0 Local Suballocation Grant Program (LSGP) Guidelines ("Guidelines") implement the REAP 2.0 *Suballocation* funding programs in the AMBAG REAP 2.0 Program Framework. The state REAP 2.0 grant supports accelerating housing production, reducing vehicle miles travelled (VMT), and Affirmatively Furthering Fair Housing (AFFH). *The AMBAG REAP 2.0 program draft framework, infill definition, and suballocation methodology are under review by the state partners. Therefore, these REAP 2.0 LSGP guidelines remain subject to change depending on state input.* These guidelines are consistent with, and when necessary, defer to, the state REAP 2.0 Program Guidelines for establishing terms, conditions, forms, procedures, and other mechanisms necessary to effectuate the program. The California Department of Housing and Community Development (HCD) released REAP 2.0 final program guidelines on July 26, 2022. The AMBAG REAP 2.0 program application is based on inclusive and broad engagement. These guidelines and program will be adjusted as necessary to comply with the state program.

In the REAP 2.0 Guidelines, the state reserves the right, at their sole discretion, to suspend, amend, or modify the provisions of the REAP 2.0 Guidelines at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties. As such, AMBAG reserves the right, at its sole discretion, to suspend or amend the provisions of the REAP 2.0 LSGP guidelines in collaboration with the State, including but not limited to, grant award amounts.

Background

REAP 2.0 (REAP 2021) was established through AB 140 (July 2021) as part of the mid-year budget revise for the State's FY 21-22 budget for transformative and innovative projects that implement a region's Sustainable Communities Strategy (SCS) and help achieve the objectives of more housing and transportation options that reduce reliance on cars. REAP 2.0 builds on actions completed through the 2019 REAP grant program but expands the focus by integrating housing and climate goals, and by allowing for broader planning and implementation investments, including infrastructure investments supporting housing development.

REAP 2.0 builds off the work achieved through REAP 1.0. In 2020, AMBAG set aside approximately $8 million of REAP 1.0 funding for a grant program to fund subregional planning activities that accelerate housing production and facilitate compliance implementing a jurisdiction's 6th Cycle RHNA, including developing 6th Cycle Housing Elements. Funding was non-competitively awarded based on each jurisdiction's population size category with a minimum allocation of $65,000. REAP 1 was developed to augment resources available through locally received SB 2 and LEAP grants and to foster subregional collaboration to take advantage of economies of scale in meeting housing goals.

The REAP 2.0 Program is funded with $600 million from the State General Fund. AMBAG's share of

this funding is $10,133,742.41. The REAP 2.0 Program is administered by the California Department of Housing and Community Development (HCD) (Department), in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB).

In November 2022, the AMBAG Board of Directors adopted the REAP 2.0 Grant Program Framework, which outlines the core objectives, guiding principles, programmatic areas, major milestones, and schedule for allocating funds available to AMBAG through the state REAP 2.0 grant program. The REAP 2.0 Program Framework includes three core components:

1. Competitive Grant Program (60% - $6,000,000)
    - Developed and administered by AMBAG. Applicant awards must support all REAP 2.0 objectives. This program will suballocate the majority of AMBAG's REAP 2.0 funds to a competitive program, granting awards to applicants that best achieve all REAP 2.0 goals, objectives and scoring criteria.

2. Local Suballocation Grant Program (25% - $2,625,000)
    - The Local Suballocation Grant Program sets aside $125,000 per jurisdiction with eligible projects which meet all REAP 2.0 goals and objectives. The goal of this suballocation program is to provide all cities and counties with an opportunity to propose a REAP 2.0 eligible projects while allowing for both implementation and planning uses. All projects or programs must achieve all REAP 2.0 goals, objectives and pass thresholding criteria.

3. AMBAG SCS Implementation, Technical Assistance, REAP 2.0 Program Development and Administration (15% - $1,508,742)
    - Regional planning activities that support infill development and implement the SCS such as pricing studies, transit-oriented development and Opportunity Area planning and implementation
    - Technical assistance

The REAP 2.0 Program provides funds to regional governments to achieve the three core REAP 2.0 objectives listed below. This includes accelerating housing production and facilitate compliance with the 6th Cycle of the housing element, including regional housing need allocations. REAP 2.0 is specifically designed to provide Metropolitan Planning Organizations (MPO) and other Eligible Entities with tools and resources to help implement and advance plans, primarily including Sustainable Communities Strategies (SCS) as part of Regional Transportation Plans to pursue greenhouse gas emission reduction targets through land use and transportation changes.

REAP 2.0 Program Objectives

Based on feedback from regional jurisdictions and stakeholders the REAP 2.0 LSGP has been developed within the AMBAG REAP 2.0 Draft Program Framework. REAP 2.0 LSGP supports

implementation of the region's housing element work plans as a means of investing in actions identified at the local level that support housing production throughout the region and achieve the REAP 2.0 Program Objectives. Both AMBAG's Competitive and Local Suballocation Grant Programs must meet the REAP 2.0 objectives which are:

1. Accelerating Infill* Development that Facilitates Housing Supply, Choice, and Affordability
    - Accelerating infill development that facilitates housing supply, choice, and affordability and AFFH through various planning programs, services, or capital expenditures in a way that reduces VMT and greenhouse gas emissions.
2. Affirmatively Furthering Fair Housing (AFFH)
    - Combats discrimination, overcome patterns of segregation, and foster equitable and inclusive communities
    - Includes meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity; Target funding to benefit disadvantaged and historically underserved communities.
    - Enhances mobility or place-based strategies benefitting housing that meets AFFH goals, or protects existing residents from displacement, or preserves housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty.
    - Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
3. Reducing Vehicle Miles Traveled (VMT)
    - Support new infill housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs
    - Realizes multimodal communities through programs, plans, and implementation actions
    - Shifts travel behavior by reducing driving through programs, ordinances, funds, and other mechanisms
    - Increases transit ridership through funding, implementation actions, and planning

*The REAP 2.0 Infill definition pursuant to State guidelines provides that:

"Infill", for the purposes of the REAP 2.0 Program, means areas where all the following apply: (1) the area consists of unused or underutilized lands (2) within existing development patterns (3) that is or will be accessible to destinations and daily services by transit, walking, or bicycling and located in either:

a. *An urban center, urban corridor, or area with transit-supportive densities, or*
b. *An established community that meets all the following criteria:*
    i. *The area consists or previously consisted of qualified urban uses*
    ii. *The area is predominantly surrounded (approximately 75 percent of the perimeter) by parcels that are developed or previously developed with qualified urban uses. In counting this, perimeters bordering navigable bodies of water and improved parks shall not be included, and*
    iii. *No parcel within or adjoining the area is classified as agricultural or natural and working lands.*
c. *Under unique circumstances, applicants may propose an alternative definition of "Infill" subject to approval by the Department and State Collaborative Partners.*

AMBAG staff is engaging the state partners on the infill definition which is expanded to allow for projects and programs within Existing and Planned Opportunity Areas per AMBAG's 2045 MTP/SCS to more clearly inform geographic and program eligibility in the AMBAG region. A final infill definition for the AMBAG region will be included upon State approval.

Section 2 - Eligibility

The Association of Monterey Bay Area Government's REAP 2.0 LSGP is the non-competitive component of the suballocation funds. Regional jurisdictions proposing projects which meet the core REAP 2.0 goals and objectives such as improving housing affordability, increasing housing production, establishing housing closer to jobs, reducing VMT, addressing housing and infrastructure needs in all communities, advancing AFFH and promoting multimodal communities with the best and highest use of grant funds will receive funding.

The REAP 2.0 LSGP program will have thresholding criteria which mirror REAP 2.0 goals and stakeholder input in order to assure funded projects meet all REAP 2.0 goals, objectives, and scoring criteria. Project metrics will assist in the project selection process including screening or thresholding criteria to focus funding in existing urban areas, criteria for infill and measuring how projects reduce VMT, whether projects implement the SCS, and criteria to evaluate whether projects are meeting AFFH goals. All project screening and thresholding criteria will be grounded in the REAP 2.0 guidance on program goals and objectives. Once the suballocation program design is finalized, AMBAG will conduct a regional call for projects for all eligible applicants.

Screening or thresholding criteria will be included in the suballocation program evaluation to assure eligible projects are in areas that satisfy an applicable definition of infill development. All suballocation project applications must also include a project location which will assist AMBAG in determining if the location is in an eligible infill area.

AMBAG coordinated with our REAP 2.0 State Coordinating Group on reviewing and tentatively approving a definition of infill that largely adheres to the REAP 2.0 definition but adds some

additional flexibility by using AMBAG's Existing/Planned Opportunity Areas and Potential Opportunity Areas as qualifying areas, as defined in AMBAG's 2045 Sustainable Communities Strategy.

The definition is as follows:

Projects within Cities:

Projects comply with REAP 2.0 Program goals and objectives and are in areas within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) OR the State infill definition in the REAP 2.0 Guidelines.

Projects within Counties:

Projects comply with REAP 2.0 Program goals and objectives and are within an Existing/Planned Opportunity Area or Potential Opportunity Area as defined by the AMBAG 2045 MTP/SCS (Moving Forward Monterey Bay 2045) OR the State infill definition in the REAP 2.0 Guidelines. For more about these areas, see: AMBAG 2045 MTP/SCS.

As referred to in these guidelines "projects" are defined as those projects included in a jurisdiction's housing element for compliance with HCD requirements. HCD requires each jurisdiction to identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Housing element programs include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction's specific role, and (whenever possible) identify specific measurable outcomes.

2a. Allocation Methodology and Eligible Applicants

Contingent on approval from the state and subject to change, up to $2,625,000 million of AMBAG's REAP 2.0funding allocation, totaling $10,133.742.41, shall be available for the LSGP. Each city and county in the AMBAG region is eligible for up to $125,000 if an eligible project can be proposed. Funding shall be disbursed on a non-competitive basis based on whether applicants achieve core REAP 2.0 objectives and pass thresholding criteria.

Eligible applicants are cities and counties within the AMBAG region which are:

County of Santa Cruz	City of Gonzales
City of Santa Cruz	County of San Benito
City of Capitola	City of Monterey
City of Watsonville	City of Marina
City of Scotts Valley	City of Seaside
County of Monterey	City of Del Rey Oaks
City of Hollister	City of Pacific Grove
City of King	City of Soledad
City of Greenfield	City of Carmel by the Sea
City of San Juan Bautista	City of Salinas
City of Sand City	

2b. Eligible Partnerships

Eligible partners include, but are not limited to, other local governments, regional governments, housing authorities, school districts, special districts, regional transportation planning agencies, universities, transit agencies, community-based organizations, or any duly constituted governing body of an Indian Reservation or Rancheria. An eligible applicant may partner with other eligible entities to fulfill one or more projects included in the application. One or more eligible applicants may form a partnership to expend part, or all, of a recipient's LSGP funding. Partnerships are encouraged when aggregating funds creates an opportunity for leveraging additional outside funding, and for cost-efficiency addressing common needs and actions.

Applicants forming partnerships must provide a legally binding agreement between all partners. Applicants that are considering this are encouraged to discuss their proposals with AMBAG staff prior to applying to ensure projects are eligible and the work can be completed prior to the end of the expenditure period.

2c. Eligible Uses and Activities

REAP 2.0 funds are focused on implementation of policies, programs and projects, rather than only the planning processes that were the focus of REAP 1.0. The partnership approach supports housing element implementation and creates expanded opportunities for local efforts to align with AMBAG's regional plans, implement the infill and VMT reduction goals of the AMBAG 2045 MTP/SCS, and support state planning goals.

To receive funding, applicants must:

1. Submit a qualifying application that is approved by the AMBAG review committee. Applicants are not required to directly implement projects and may contract for services following state requirements, and when applicable federal requirements. Applicants are not required to apply for all funds available.
2. Demonstrate a nexus to all three REAP 2.0 Program Objectives for each project proposed:
   - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and

- Affirmatively Furthering Fair Housing; and
- Reducing Vehicle Miles Traveled

3. Demonstrate project is eligible for funding. Based on the final State REAP 2.0 Program Guidelines (dated July 26, 2022) the REAP 2.0 program has the following eligible activities and uses:
    - Land use planning, related studies and/or programs that result in implementable/adoptable programs and policies (meaning subject to adoption or approval of the legislative body) required to meet the programs, projects, and commitments in draft, adopted and/or compliant 6th Cycle Housing Elements;
    - Outreach supporting programs, projects or plans required in draft, adopted and/or compliant 6th Cycle Housing Elements and consistent with AMBAG's adopted Public Participation Plan;
    - Technical assistance to implement the eligible activities and uses listed above, including temporary staffing and consultant costs. The REAP 2.0 program can fund existing or temporary staff support to manage and implement eligible REAP 2.0 activities. Costs incurred by existing staff must clearly delineate and differentiate work that is funded by existing sources and is limited to work on REAP-eligible activities; and
4. Submit a complete application along with all required supporting documents within the application period. See Section 3 for information on applying for funding.

Consultants or other external resources may be used for work on eligible activities but are not required. Applicants will indicate in their funding application whether they intend to use existing staff, temporary staff, consultants, or other resources for each activity.

2d. Ineligible Activities

- Activities where clear nexuses to all Program Objectives listed in Section 1 are not demonstrated.
- Activities that obstruct or hinder housing production, e.g., moratoriums, downzoning, planning documents with conditional use permits that significantly impact approval certainty and timing, planned development, or other similarly constraining processes.
- Administrative costs of persons employed by the grantee for activities not directly related to the preparation and adoption of the proposed Activity or Activities.

AMBAG will not accept applications for, nor reimburse for, ineligible activities or projects. Expenditure reimbursement requires prior authorization in writing from AMBAG for the eligible projects and activities. AMBAG may be subject to repayment of REAP 2.0 funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP 2.0 funds are used for ineligible activities. If AMBAG is required to repay funds to HCD, AMBAG will require reimbursement from the LSGP recipient.

Section 3 – Application Process

Funding will be made available for projects and activities after AMBAG receives approval and funding for its full REAP application from HCD, which is anticipated to occur in early 2023. All activities proposed must meet the requirements established in these guidelines and the state's REAP 2.0 Program Guidelines.

3a. Applying for Funding

Process and Timing: To apply for project funding, eligible applicants must submit a REAP 2.0 LSGP Application (Attachment 3). A jurisdiction or eligible applicant may submit multiple applications through the final due date for eligible projects and activities until it has reached its funding maximum.

The application period will be opened after concurrence has been secured from the state on the items noted above and will close on midnight on MONTH DAY, 2023.

Application Submittal and Review: The application must include information on proposed projects and activities, key tasks and deliverables, estimated costs, and identification of the implementing agency for each project and activity, among other requirements provided in the application template.

Prior to submitting the application to AMBAG, the applicant must receive approval to apply for funding from the applicant's decision-making body or authorized signatory and agree to the reporting requirements. To the extent feasible, if the application proposes partnerships or further suballocation to jurisdictions, approval or authorization from the related decision-making bodies is encouraged. Applications will be reviewed by AMBAG staff on an ongoing basis and will be assessed for eligibility, nexus to the REAP 2.0 program objectives, and alignment with the LSGP and the State REAP 2.0 Guidelines.

Once applications are reviewed, AMBAG will provide an award letter to the eligible applicant indicating whether the submitted projects are approved for funding, or a letter indicating how the application needs to be revised to be accepted. Projects that do not meet the funding criteria cannot be funded through REAP 2.0 LSGP. A jurisdiction or eligible applicant may revise its application or project scope to meet the funding criteria and resubmit the application up until the final due date.

Applications for ineligible activities or projects that do not meet the funding criteria in Section 1 will not be accepted. Applicants may resubmit revised projects that address the reasons the original submittal was rejected.

Applications will be accepted until the final date to apply, which is by midnight on MONTH DAY, 2023.

Given the schedule requirements of the REAP 2.0 Guidelines to award suballocations, if a successful application is submitted, conditional award letters shall be distributed within 60 days of a complete application received from an applicant for a suballocation (not inclusive of encumbrance or an executed Standard Agreement).

3b. Unallocated Funds

Remaining funds that are remaining unencumbered after the application deadline will be available for projects in the AMBAG Region through March 1, 2024 or at AMBAG's discretion.

By June 30, 2024, all REAP 2.0 funds must be fully encumbered.

3c. Funding Criteria

Funding applications are required to meet all three REAP 2.0 Objectives (Section 1 of the Guidelines) and shall be evaluated for funding based on the Local Suballocation Grant Program Methodology listed at the end of this document, including but not limited to the following criteria:

- Are the projects proposed are eligible uses and activities (Section 2c.)?
- Is a clear statement included demonstrating a nexus between each proposed project (or activity) and all three of the following state program objectives?
    - Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability; and
    - Affirmatively Furthering Fair Housing; and
    - Reducing Vehicle Miles Traveled
- Does the project support compliance with a jurisdiction's housing element?
- Does the project provide transformative planning and/or implementation activities?
- Does the project target funding to benefit disadvantaged and historically underserved communities?
- Does the project lead to substantial changes in land use patterns and travel behaviors?
- Does the project support California Planning Priorities? This may include promotion of infill development, supporting environmental and agricultural resources, and or encouraging efficient development patterns.

Section 4 – Contract Administration

4a. Implementing Agencies

Jurisdictions or eligible applicants are required to serve as the implementing agency of the projects and activities applied for. Implementing agencies must be entities eligible to enter into intergovernmental agreements and must demonstrate capacity to implement government grant administration tasks in a timely manner, including applications, contract execution and monitoring, funds management and transfer, and accounting and reporting, including any competitive sub-

contracting if applicable. The implementing agency cannot have any unresolved audit findings from prior government contracts and cannot be party to pending land use, housing, or environmental litigation which could impact the proposed activities.

The implementing agency will be responsible for developing the scope of work for the project or activity and leading the procurement process for obtaining consultants and/or resources. The implementing agency must also manage and administer the project, which includes tasks such as monitoring activity progress, reviewing tasks and deliverables, and reviewing and processing invoices.

4b. Administrative Fee

None of a jurisdiction's or eligible applicant's allocation may be charged as administrative activities by the jurisdiction or eligible applicants. Tasks such as reviewing and processing project invoices, processing contract amendments, and preparing reports and metrics of project progress and completion are considered administrative activities. Activities such as developing scopes of work and requests for proposals (RFP), reviewing tasks and deliverables, and outreach with jurisdictions related to the project are considered programmatic and can be charged as a program activity.

4c. Expenditure Period

Per the requirements of AB 140 all funds distributed under REAP must be obligated by June 30, 2024 and expended by June 30, 2026. To meet this deadline and receive reimbursement in alignment with REAP 2.0 guidelines, AMBAG will require all funds to be obligated by March 1, 2024, unless otherwise directed by AMBAG. All invoices associated with LSGP submitted to AMBAG no later than March 31, 2026. Invoices received by AMBAG after this date cannot be guaranteed for reimbursement.

4d. Reimbursement

All projects must submit invoices to AMBAG quarterly and a status report quarterly to receive reimbursement. Invoices must follow the requirements set forth in the Subregional Partnership contract and AMBAG's regular invoicing procedures and must comply with applicable state and/or federal requirements. Expenditure reimbursement requires prior authorization of the eligible projects and activities, and AMBAG may be subject to repayment of REAP funds to HCD if it is found in breach of its agreement with HCD, which can occur if REAP funds are used for ineligible activities. If AMBAG must repay REAP 2.0 funds to the state, AMBAG will require reimbursement from the eligible applicant or jurisdiction.

AMBAG will provide reimbursement only for costs as specified in the signed agreement(s) with the Jurisdictions or eligible applicants or designee. Costs incurred prior to the date of the grant agreement for the LSGP will not be reimbursed.

4e. Reporting Requirements

Consistent with AMBAG's Overall Work Program reporting procedures, each jurisdictional partner will be required to provide a quarterly progress report and quarterly invoices to track and measure activity progress. Project progress will be measured according to the tasks, deliverables, costs, and timeline outlined in the jurisdiction's MOU and agreement.

Technical Assistance

AMBAG staff will provide technical assistance to eligible applicants starting in early 2023 through June 2026. Technical assistance will be available to help subregional partners prioritize activities and complete the application and contracting process. After the start of subregional partnership projects AMBAG staff will be available for guidance with invoicing and reporting.

Timeline

Below is a tentative schedule and is subject to change in the Final Guidelines.

- March/April 2023: Released draft RCGP Guidelines for public review
- May/June 2023: AMBAG adopts final RCGP Program guidelines.
- August 2023: Final application and list of prioritized projects from eligible applicants due to AMBAG. (*unless due date is extended*)
- September 2023: Grant applications are reviewed and evaluated
- October/November: AMBAG approves applications and awards REAP 2.0
- December 2023 – February 2024: Execute grant agreements with REAP 2.0 awardees
- March 1, 2024: Deadline to encumber REAP 2.0 funds
- March 31, 2026: All REAP projects and activities must be completed; final activity reports due to AMBAG; final project invoices due to AMBAG.

LOCAL SUBALLOCATION GRANT PROGRAM SCORING CRITERIA & METHODOLOGY

Introduction:

The Association of Monterey Bay Area Governments (AMBAG) REAP 2.0 Grant Program framework is divided into three (3) categories:

1. Regional Competitive Grant Program (RCGP)
2. Local Suballocation Grant Program (LSGP)
3. Regional SCS Implementation, Technical Assistance, Program Development, Outreach and Administration

This is the scoring methodology and instructions for AMBAG's REAP 2.0 LSGP.

AMBAG will assess REAP 2.0 applications received from eligible jurisdictions against a variety of criteria. To accomplish this task key AMBAG will assemble a panel of reviewers to evaluate applications as part of a Review Committee, using pass or fail thresholding criteria. Once the review and thresholding criteria are finalized, the Review Committee will advance eligible projects to the next step.

Projects recommended for funding in Monterey, Santa Cruz and San Benito Counties must satisfy REAP 2.0 goals and objectives, including geographic equity and a blend of planning vs. implementation projects. Once the draft review and thresholding criteria are finalized, the Review Committee will review the projects and make recommendations to the AMBAG Board of Directors. The AMBAG Board of Directors will review the work of the Review Committee, and ultimately approve projects.

Projects will be scored in three areas: REAP 2.0 Objectives, Primary Factors, and Secondary Factors each described below.

REAP 2.0 Objectives

The REAP 2.0 program has three major objectives that each project must satisfy. The thresholding of applications will determine whether each project satisfies each objective. The objectives include the following and questions that should be considered when thresholding applications are provided.

Accelerating Infill Development that Facilitates Housing Supply, Choice, and Affordability

1. Does the project accelerate infill development near jobs and other key destinations to support housing choice and affordability that effectively reduces VMT and greenhouse gas emissions?
2. Is the project at an infill site and does it have affordability components that serve low- and moderate-income households?

3. Is the project for affordable housing development programs – which may involve predevelopment costs (studies, land acquisition, entitlements, etc.), that accelerate the supply of long-term affordable housing for lower and moderate-income households?

Affirmatively Furthering Fair Housing (AFFH)

1. Does the project combat discrimination, overcome patterns of segregation, and foster equitable and inclusive communities?
2. Does the project include meaningful actions to address disparities in housing needs and in access to opportunity, replace segregated living patterns with balanced living patterns, and transform racially and ethnically concentrated areas of poverty into areas of opportunity?
3. Does the project support regional and local efforts to work toward ensuring all people have full and equal access to opportunities enabling them to lead healthy lives?
4. Does the project:
    a. Enhance housing mobility strategies that remove barriers to housing, housing-supportive infrastructure, increased transportation options, and affordability in areas of high opportunity and outside areas of concentrated poverty; or
    b. Improve place-based strategies to encourage community revitalization; or
    c. Protect existing residents from displacement and preserve housing choices and affordability in areas of lower- or moderate-opportunity and concentrated poverty?
5. Is the project materially inconsistent with AFFH?
6. Geographic equity – will be addressed post initial thresholding.
7. Does the project target funding to benefit disadvantaged and historically underserved communities?
8. Unique equity priorities – Geographic equity considerations in suballocation address unique equity priorities.

Reducing Vehicle Miles Traveled (VMT)

1. Does the applicant explain how the proposed use promotes development and aligns housing production in infill locations consistent with the state's climate targets and goals discussed in the California Climate Change Scoping Plan?
2. Is the project consistent with the region's sustainable communities strategy (SCS) through:

a. Land use planning, polities, and investment strategies by infill development that facilitates housing supply, choice, and affordability and is serviced by existing and planned expansions of a multimodal transportation system; or

b. Transportation planning, policies, and investment strategies by increasing travel options to homes, jobs, services, and other key destinations that provide, support, or enhance multimodal communities and reduce the number or length of vehicle trips?

3. Does the project support new housing development and shift travel away from driving by implementing or supporting pedestrian, bicycle, transit, and other alternative transportation programs?

Primary Factors:

The primary factors represent factors from the REAP 2.0 guidelines. The application narratives associated with the primary factors will inform thresholding for the REAP 2.0 objectives portion of the thresholding matrix. Each primary factor is described below.

Housing Element Compliance

Does the project support compliance with a jurisdiction's housing element?

Transformative Planning and Implementation Activities

Does the project provide transformative planning and/or implementation activities? For example, housing, planning, or infrastructure investments supporting infill housing, and other actions that enable meeting housing goals that also result in per capita VMT reductions, including accelerating infill development, supporting residents through realizing multimodal communities, shifting travel behavior through reducing driving, and increasing transit ridership.

Benefit to Disadvantaged Populations

Does the project target funding to benefit disadvantaged and historically underserved communities?

Significant Beneficial Impacts

Does the project lead to substantial changes in land use patterns and travel behaviors? For example, a rate of change compared to the baseline; a magnitude of impact relative to variables or targets; evaluation of the proportion of need achieved; or the impact relative to past trends, policies, and practices.

California Planning Priorities

Does the project support California Planning Priorities? This may include promotion of infill development, supporting environmental and agricultural resources, and or encouraging efficient development patterns.

Thresholding Criteria:

Project elements will be rated on a pass or fail basis. Any project that fails one or more of the REAP 2.0 objectives or primary factors will be rejected. Projects that meet all REAP 2.0 objectives and goals will be considered for approval as eligible projects.

- **Pass:** Sufficient evidence of meeting or exceeding requirements
- **Fail:** Insufficient evidence of meeting requirements

Thresholding Criteria	PASS/FAIL
1. Accelerating Infill Development	Pass/Fail
2. Affirmatively Furthering Fair Housing	Pass/Fail
3. Reducing VMT	Pass/Fail
Primary Factors	
1. Housing Element Compliance	Pass/Fail
2. Transformative Planning and Implementation Activities	Pass/Fail
3. Benefit to Disadvantaged Populations	Pass/Fail
4. Significant Beneficial Impacts	Pass/Fail
5. California Planning Priorities	Pass/Fail
Total	N/A

Subsequent Steps:

AMBAG staff will review each application with a pass or fail rating. If any one or more thresholding criteria rated "fail," the entire application will be deemed ineligible and rejected. Applicants are allowed to revise their application and resubmit. Applications that pass all thresholding criteria will be considered for recommendation to the AMBAG Board of Directors.

MEMORANDUM

TO:	**AMBAG Board of Directors**
FROM:	**Maura F. Twomey, Executive Director**
RECOMMENDED BY:	**Heather Adamson, Director of Planning**
SUBJECT:	**2050 Metropolitan Transportation Plan/Sustainable Communities Strategy: Draft Work Program and Schedule**
MEETING DATE:	**March 8, 2023**

RECOMMENDATION:

AMBAG staff will provide an overview of the 2050 Metropolitan Transportation Plan/Sustainable Communities Strategy draft work program and schedule. Board members are requested to discuss and provide input on the draft work program and schedule.

BACKGROUND/ DISCUSSION:

AMBAG adopted the 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) in June 2022. AMBAG staff has developed a detailed work program and schedule for the 2050 MTP/SCS that incorporates a variety of planning efforts. The 2050 MTP/SCS is scheduled for adoption in June 2026. The draft work program will be presented to the Planning Directors Forum and the Technical Advisory Committees in February and March 2023. Feedback from all groups will be incorporated into a revised work program which is scheduled to be approved by the AMBAG Board of Directors in April 2023.

DISCUSSION:

Federal and state law requires that AMBAG prepare a long-range transportation plan every four years. AMBAG staff has developed a detailed work program and schedule for the 2050 MTP/SCS that incorporates a variety of planning efforts. In accordance with

state and federal guidelines, the 2050 MTP/SCS is scheduled for adoption by the Board of Directors in June 2026. The 2050 MTP/SCS draft work program and schedule included as Attachment 1. A number of key inputs and components that will shape the development of a 2050 MTP/SCS are highlighted below.

2026 Regional Growth Forecast

Work will begin shortly to prepare a new Regional Growth Forecast which will be used in the preparation of the 2050 MTP/SCS. The expected completion of the draft 2026 Regional Growth Forecast is fall 2024.

Policy Area/Technical Updates

A number of relevant areas have continued to grow in importance because of the growing connections between land use and transportation in our region and throughout the state and the nation. Policy discussions and strategies will be evaluated as part of the development of the 2050 MTP/SCS as well as updating the necessary technical data.

- Land Use and Housing
- Climate Change, Adaptation and Resiliency
- Equity and Environmental Justice
- Freight and Economic Development
- Performance Planning and Management

Other Key 2050 MTP/SCS Tasks

Key tasks include incorporating the results of related efforts currently underway throughout the region (e.g., transportation studies, corridor studies and subegional studies) into the development of the 2050 MTP/SCS.

Other tasks include updating major sections of the plan including plan performance measures, equity and environmental justice analysis, revenue projections, updating the project list including cost estimates for projects and services, and phasing.

2050 MTP/SCS Public Involvement Plan

AMBAG regularly involves the public in regional planning efforts. A public involvement plan (PIP) will be prepared to help develop the 2050 MTP/SCS based on the updated AMBAG 2023 Public Participation Plan. Additionally, there will be a series of public workshops, visualizations, and other means for involving the public and receiving input on the work products and draft 2050 MTP/SCS. The Board of Directors will be asked to adopt the PIP later in 2023 as part of the 2023 Public Participation Plan.

2050 MTP/SCS Environmental Impact Report (EIR)

A programmatic EIR would collectively cover the topics of the entire MTP/SCS. It is expected that the Notice of Preparation for the EIR would be released in 2024. New developments from recent CEQA cases may increase the analysis required in the EIR.

2050 MTP/SCS Proposed Roles and Responsibilities

A number of committees and working groups will provide oversight and input into the development of the 2050 MTP/SCS. The region's public works directors and planning directors, who are represented in the county level Technical Advisory Committees (TACs) and the Planning Directors Forum (PDF), respectively.

Next Steps

AMBAG will be presenting the 2050 MTP/SCS draft work program to the Planning Directors Forum and TACs and in February and March 2023. The Board of Directors will be asked to approve the 2050 MTP/SCS work program at its April 12, 2023 meeting.

ALTERNATIVES:

N/A. This is an information item.

FINANCIAL IMPACT:

Funds are programmed in the FY 2022-23 Overall Work Program and Budget for the development of the 2050 MTP/SCS.

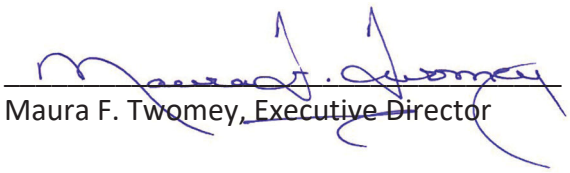
COORDINATION:

All MTP/SCS planning activities are coordinated with the MTP/SCS Executive Steering Committee and Staff Working Group which includes participation from Caltrans District 5, Monterey Salinas Transit, Santa Cruz Metropolitan Transit District, Santa Cruz County Regional Transportation Commission, San Benito County Council of Governments, and the Transportation Agency for Monterey County, as well as the Planning Directors Forum and the RTPAs Technical Advisory Committees which includes the local jurisdictions.

ATTACHMENT:

1. 2050 MTP/SCS Draft Work Program and Schedule

APPROVED BY:



Maura F. Twomey, Executive Director

2050 METROPOLITAN TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (MTP/SCS) DRAFT WORK PROGRAM

March 2023

1. *Develop 2050 MTP/SCS Work Program*
   - Review work program with working groups, committees, and Board of Directors
2. *Public Outreach and Engagement*
   - Establish outreach and education plan for the 2050 MTP/SCS
   - Set up 2050 MTP/SCS Project Web site and maintain throughout MTP/SCS development and adoption
   - Develop Public Involvement Plan (PIP) that meets federal transportation bill requirements and SB 375
   - Schedule events and develop outreach products
   - Conduct subregional workshops on Draft 2050 MTP/SCS
   - Conduct public hearings on Draft 2050 MTP/SCS
   - Analyze ongoing feedback and respond to comments received online, phone, e-mail, etc.
3. *Update 2050 MTP/SCS Vision, Goals, and Policy Objectives*
   - Review existing MTP/SCS and other relevant documents, such as Climate Action Plan for Transportation Infrastructure (CAPTI) and California Transportation Plan (CTP)
   - Monitor and incorporate new transportation act/bill provisions and other legislation (as needed)
   - Incorporate 2023 California Transportation Commission RTP Guidelines (scheduled for approval in December 2023)
4. *Prepare 2026 Regional Growth Forecast Update*
   - Determine overall approach for growth forecast
   - Collect land use inputs including general plan, zoning and permitted projects, consultation with local jurisdictions
   - Develop regionwide growth projections for 2050 (population, housing, jobs, and other economic and demographic variables)
   - Generate updated subregional Growth Forecast for 2050 (population, housing, jobs, land use)
   - Review results with local jurisdictions and other land use authorities
   - Finalize 2026 Regional Growth Forecast

5. *Incorporate Strategies, Policies, and Recommendations from Regional/Corridor/Subregional Studies into Development of the MTP/SCS*

   - Studies include 2022 Coordinated Plan, Monterey Bay Natural and Working Lands Climate Mitigation and Resiliency Study, California Central Coast Sustainable Freight Study, Santa Cruz County Regional Conservation Investment Strategy, MST's Better Bus Network, MST Transit Oriented Development Study, SC METRO's Bus Network Reimagining Plan, California Transportation Plan 2050, Caltrans Freight Plan, State Rail Plan, Short Range Transit Plans, Active Transportation Plans/Studies, Complete Streets Plans, Advanced Mitigation Studies, Asset Management Plans, Local Street & Roads Needs Assessment, Local Jurisdiction Planning Studies, Airport Planning Studies, Transportation Demand Management Studies/Strategies, Transportation Systems Management Studies/Strategies, etc. (as needed)

6. *Develop Sustainable Communities Strategy (SCS) and Alternative Planning Strategy (APS) (if needed)*

   - Conduct workshop for SB 375 Implementation/Greenhouse Gases (GHG) Regional Targets/SCS development
   - Information meeting(s) with elected officials to obtain input on SCS
   - Develop draft SCS
   - Generate alternative(s) land use/transportation scenario for an APS (if needed)
   - Develop draft APS if the SCS does not meet the regional GHG targets (if needed)

7. Update Regional Travel Demand Model and Land Use Model

   - Update travel demand model inputs based on revised demographic information
   - Suballocation and review model inputs for 2020, 2035 and 2050 with local jurisdictions (housing, jobs, and population)
   - Update land use model
   - Model various MTP/SCS scenarios

8. *Develop Project Lists for 2050 MTP/SCS*

   - Issue call for projects, programs, and services for inclusion in the 2050 MTP/SCS
   - Develop or revise cost estimates for all highway and transit projects, including operations and maintenance, transportation demand management and system management projects and programs, goods movement projects, and active transportation projects and programs based on requirements from federal transportation bill
   - Incorporate revised cost estimates for local streets and roads projects provided by the local jurisdictions
   - Develop initial revenue projections for the various local, state, and federal revenue sources for the Revenue Constrained scenarios

- Refine and finalize revenue projections and cost estimates for the Revenue Constrained scenario

9. *Update Performance Measures for 2050 MTP/SCS*
   - Re-evaluate and update performance measures to be consistent with 2050 MTP/SCS goals and policy objectives and to targets established in FAST Act/Bipartisan Infrastructure Law (BIL)/Infrastructure Investment and Jobs Act (IIJA) as well as other required plans and programs

10. *Develop and Analyze Revenue Constrained Scenarios and Select Preferred Revenue Constrained Scenario for 2050 MTP/SCS*
    - Perform travel demand and land use modeling and evaluate overall performance for consistency with goals and performance measures per federal performance based planning requirements
    - Develop Draft Preferred Scenario, including phasing

11. *Create EIR Alternatives*

12. *Produce Draft 2050 MTP/SCS*

13. *Prepare Draft and Final EIR*
    - Prepare and circulate Notice of Preparation for EIR
    - Prepare Draft EIR
    - Prepare Final EIR

14. *Release Draft 2050 MTP/SCS and EIR for Public Comment*

15. *Prepare Draft Final 2050 MTP/SCS*

16. *Prepare Final EIR*

17. *Adopt Final 2050 MTP/SCS and EIR*

18. *CARB Determination on the Final SCS*

AMBAG
2050 MTP/SCS SCHEDULE
March 2023

Task #	Task Title	FY 2022/23				FY 2023/24				FY 2024/25				FY 2025/26			
		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
1	Develop 2050 MTP/SCS Work Program and Schedule																
2	Public Outreach and Engagement																
3	Prepare 2026 Regional Growth Forecast																
4	Update 2050 MTP/SCS Vision, Goals, and Policy Objectives																
5	Develop Environmental Impact Report																
6	Develop MTP/SCS Project Lists																
7	Develop MTP/SCS Revenue Projections																
8	Develop & Evaluate MTP/SCS Scenarios																
9	Prepare Draft 2050 MTP/SCS																
10	Release Draft 2050 MTP/SCS and Draft EIR																
11	Respond to Comments on Draft 2050 MTP/SCS and Draft EIR																
12	Adopt Final 2050 MTP/SCS and Certify Final EIR																

On September 13, 2022, California Governor Gavin Newsom signed into law Assembly Bill (AB) 2449 (Rubio). The new amendments to the Brown Act go into effect on January 1, 2023. AB 2449 provides alternative teleconference procedures to allow members of the AMBAG Board of Directors to participate remotely under very limited circumstances.

Voting members must attend the physical meeting to count toward quorum. Members of the public and non-voting members may use the Zoom link provided on the agenda to join the AMBAG Board of Directors meeting online.

2023 AMBAG Calendar of Meetings

April 12, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
May 10, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
June 14, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
July 2023	**No Meeting Scheduled**
August 9, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
September 13, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
October 11, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm

November 8, 2023	**MBARD Board Room** **24580 Silver Cloud Court, Monterey, CA 93940** Meeting Time: 6 pm
December 2023	**No Meeting Scheduled**

AMBAG Acronym Guide	
ABM	Activity Based Model
ADA	Americans Disabilities Act
ALUC	Airport Land Use Commission
AMBAG	Association of Monterey Bay Area Governments
ARRA	American Reinvestment and Recovery Act
3CE	Central Coast Community Energy
CAAA	Clean Air Act Amendments of 1990 (Federal Legislation)
Caltrans	California Department of Transportation
CAFR	Comprehensive Annual Financial Report
CalVans	California Vanpool Authority
CARB	California Air Resources Board
CCJDC	Central Coast Joint Data Committee
CEQA	California Environmental Quality Act
CHTS	California Households Travel Survey
CMAQ	Congestion Mitigation and Air Quality Improvement
CPUC	California Public Utilities Commission
CTC	California Transportation Commission
DEIR	Draft Environmental Impact Report
DEM	Digital Elevation Model
DOF	Department of Finance (State of California)
EAC	Energy Advisory Committee
EIR	Environmental Impact Report
FAST Act	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FTIP	Federal Transportation Improvement Program
GHG	Greenhouse Gas Emissions
GIS	Geographic Information System
ICAP	Indirect Cost Allocation Plan
ITS	Intelligent Transportation Systems
JPA	Joint Powers Agreement

LTA	San Benito County Local Transportation Authority
LTC	Local Transportation Commission
MAP-21	Moving Ahead for Progress in the 21st Century Act
MBARD	Monterey Bay Air Resources District
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAD	Monterey Peninsula Airport District
MPO	Metropolitan Planning Organization
MST	Monterey-Salinas Transit
MTP	Metropolitan Transportation Plan
MTIP	Metropolitan Transportation Improvement Program
OWP	Overall Work Program
PG&E	Pacific Gas & Electric Company
PPP	Public Participation Plan
RAPS, Inc.	Regional Analysis & Planning Services, Inc.
RFP	Request for Proposal
RHNA	Regional Housing Needs Allocation
RTDM	Regional Travel Demand Model
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users
SB 375	Senate Bill 375
SBtCOG	Council of San Benito County Governments
SCCRTC	Santa Cruz County Regional Transportation Commission
SCMTD	Santa Cruz Metropolitan Transit District
SCS	Sustainable Communities Strategy
SRTP	Short-Range Transit Plan
STIP	State Transportation Improvement Program
TAMC	Transportation Agency for Monterey County
TAZ	Traffic Analysis Zone
USGS	United States Geological Survey
VMT	Vehicle Miles Traveled
VT	Vehicle Trips